CHOICE PROPERTIES

Estate Agents

27 Alford Road, Sutton-On-Sea, LN12 2HQ

Reduced To £130,000



Choice Properties are pleased to bring to the market this delightful two-bedroom ground floor flat which offers a perfect blend of comfort and convenience. Ideal for those seeking a peaceful retreat while remaining close to local amenities, this property is situated just a short stroll from local amenities. The flat features a spacious reception room, kitchen, dining room and conservatory providing ample space for everyday living.

Early viewing is advised!

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Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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Benefitting from gas central heating and uPVC double glazing, this expansive internal accommodation comprises:

Entrance Porch
2'11" x 3'3"
uPVC door with doors to;

Hallway
12'0" x 3'4"
Bright hallway with access and doors to;

Reception Room
15'1" x 14'8"
Large reception room, bay window and feature fireplace.

Bedroom 1
13'10" x 10'8"
Double bedroom, fitted wardrobes, feature shelving unit and bay window.

Bedroom 2
7'9" x 10'3"
Double bedroom, feature shelving unit.

Bathroom
8'10" x 9'8"
Hand wash basin with mixer tap, tilled walls and laminate flooring. Shower over bath with mixer tap and glass screen.

Kitchen
11'10" x 11'6"
Fitted with a range of eye level and base units, stainless steel sink with mixer tap and drainer, integrated oven and hob.
Plumbing for dishwasher and washing machine, wall mounted boiler, tiled floor and partly tiled walls with side door for access to the side of the property.

Dining Room
6'11" x 11'0"
Flowing of the kitchen, the dining room creates a nice open space for entertaining, leading into the conservatory.

Conservatory
9'5" x 12'9"
Bright and spacious sun room, with 'French style' opening doors, with access to the garden.
Single opening door to the left of the Conservatory also accessing the garden.

Garden
Enclosed garden with timber fencing surround.

Driveway
Concrete driveway which provides of road parking for two vehicles, access to the back of the property.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Tenure
Freehold

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

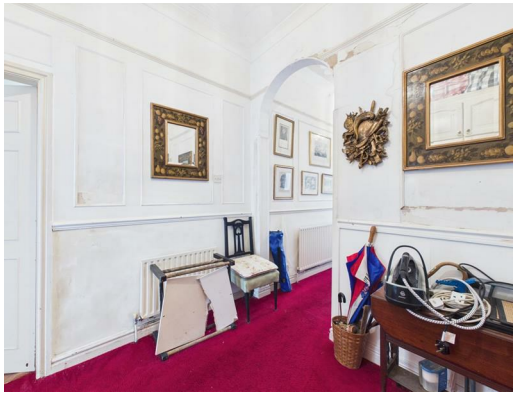

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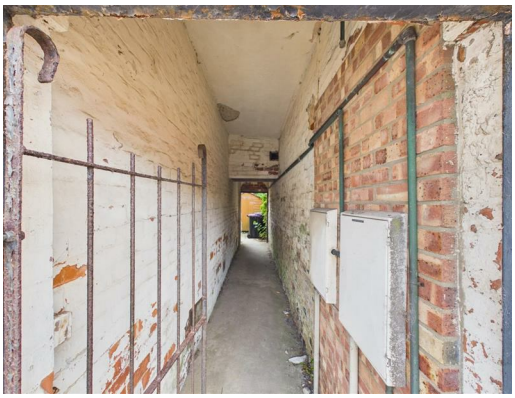














Approximate total area(1)

1033 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Sutton-On-Sea office turn right and continue along the High Street. At the mini-roundabout continue straight onto Alford Road. The property can be found on your left hand side a short way up.

