

7, Robinson Avenue, Alford
£150,000

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Willsons
SINCE 1842

7, Robinson Avenue, Alford, Lincolnshire, LN13 0PW

"AGENT'S COMMENTS"

This two bedroom attached property provides double bedrooms to both the ground and first floors, a functional open plan triple aspect living room and dining kitchen, ground floor bathroom and benefits from uPVC double glazing throughout and has a gas combination boiler installed in 2022. Offering low maintenance patio gardens to the side and block paved driveway providing off-road parking, the property benefits from a low Council Tax banding currently 'A' rated, is located on a cul-de-sac on the outskirts of the popular market town of Alford, within walking distance of amenities and schools and is brought to the market with no onward chain.

LOCATION

Alford is a market town situated at the foot of the Lincolnshire Wolds, approximately 14 miles north-west of the seaside town of Skegness & 14 miles south of the market town of Louth. It has a wealth of amenities including doctor's surgery, dentists, a primary school & 2 secondary schools, one of which is a grammar school. There is a variety of shops both independent & national. Eateries include Pubs, Restaurants, Coffee shops & a variety of Takeaways. Alford has a thriving market with market days being on a Tuesday & Friday as well as periodic Craft Markets. There is a range of clubs & societies for various ages.

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Front of Property
With block pave driveway providing off-road parking for one vehicle, concrete pathways and external lighting.

Entrance Porch
3'3" x 3'3" (1.0m x 1.0m)
Accessed via uPVC partially glazed front door into entrance porch with half height cupboard housing fuse box and gas meter, high level circular window and carpeted flooring.

Open Plan Living Dining Kitchen
kitchen 8'6" x 10'2" living 14'9" x 10'2" (kitchen 2.6m x 3.1m living 4.5m x 3.1m)
With a range of wall and base units, stainless steel sink with mixer tap and draining board, space and plumbing for washing machine, space and socket for freestanding electric cooker with gas hob, space for under counter refrigerator, tiled splashback, radiator, vinyl flooring and window to the rear. The dual aspect living room has central fireplace with recessed gas fire, hearth and mantle, carpeted flooring and windows with aspects the side and larger full height window to the front.

Internal Hallway
5'10" x 2'7" (1.8m x 0.8m)
With carpeted flooring and leading to the ground floor bedroom and bathroom.

Bathroom
6'6"x x5'10" (2.0mx x1.8m)
Comprising corner bath with individual taps and tiled splashback, WC, wash basin with individual taps and tiled splash back, radiator, window with obscure glazing and vinyl flooring.

Ground Floor Bedroom
9'6" x 9'10" (2.9m x 3.0m)
With radiator, carpeted flooring and window with aspects over the patio garden.

Landing
4'7" x 2'7" (1.4m x 0.8m)
With full height airing cupboard (0.8m x 0.4m) housing 2022 Ideal Logic combination gas boiler, carpeted flooring and loft access.

First Floor Bedroom
11'5" x 11'9" (3.5m x 3.6m)
With radiator, feature uPVC triangular window, eaves storage cupboard, mid-level partially vaulted ceilings, carpeted flooring and further window to the rear.

Low Maintenance Patio Garden
Running to the left of the property and providing an area of concrete paving slab patio and leading to the rear of the property providing pedestrian access to all sides and external tap to the rear aspect. To the front is a wooden arched pergola through to an area of gravel with fruit trees and mature shrubs with concrete pathways and boundaries of dwarf brick wall and fencing.

Energy Performance Certificate
The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0380-2193-7680-2206-8581

Local Authority
Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Services
We understand that mains gas, electricity, water and drainage are connected to the property.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

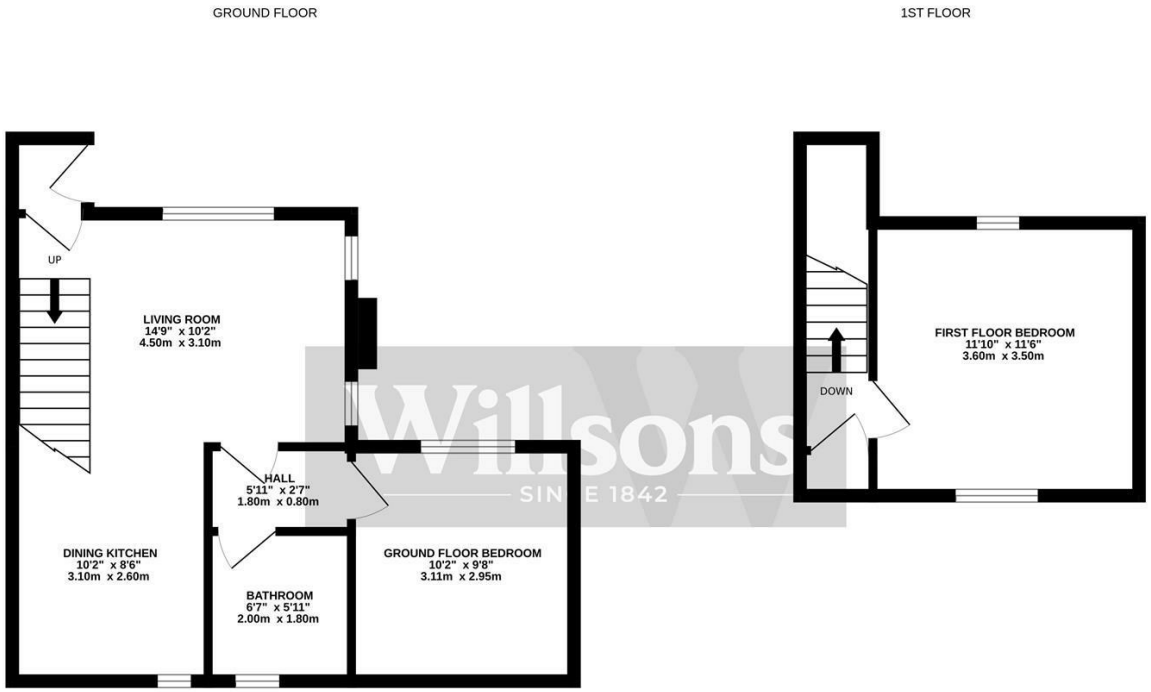
Viewing - Alford
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions
From the main A16 between Louth and Boston, at the Ulceby Cross roundabout take the A1104 towards the town of Alford. On passing the Grammar School, turn left into Tothby Lane. Take the second left into Robinson Avenue. The property can be found on the left after 55m.
What3words///maker.rotations.zinc









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN **Not to scale – For identification purposes only**

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.