



27, Caroline Street, Alford

£600 PCM



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Willsons
— SINCE 1842 —

27, Caroline Street,
, Alford,
Lincolnshire, LN13 9BW

"AGENT'S COMMENTS"

Two bedroom terraced house situated in the centre of Alford town and close to local amenities. Gas central heating and UPVC double glazed windows throughout. Newly decorated and refurbished. EPC rating D, Council tax band A. Deposit £692.30

LOCATION

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<https://www.willsons-property.co.uk>

Viewings & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation:

2 Bedroom Semi-Detached house located in Alford town centre close to local amenities.

Lounge

13'10" x 11'11" (4.22 x 3.65)

Wooden front door opens up to lounge, UPVC double glazed window, gas central heated radiator, cupboard space under stairs, cupboard containing gas meter and storage space, TV and internet connections, sockets and switches, smoke alarm, electric meter and consumer unit above front door, light fitting, stair access to first floor.

Kitchen

7'11" x 9'9" (2.43 x 2.98)

UPVC double glazed window, UPVC double glazed rear door leading to back shared courtyard, range of wall and base units, stainless steel sink and drainer, Integral electric oven, four ring electric hob with overhead extractor fan, wall mounted gas boiler, plumbing for washing machine, gas central heated radiator, sockets and switches, light fixture.

Bedroom 1

8'2" x 13'10" (2.49 x 4.24)

UPVC double glazed window, gas central heated radiator, integral storage closet with rail, sockets and switches, light fitting, curtain rail.

Bedroom 2

8'10" x 5'1" (2.71 x 1.57)

UPVC double glazed window, gas central heated radiator, integral storage closet, sockets and switches, light fitting, curtain rail. loft access.

Bathroom

7'10" x 4'2" (2.39 x 1.28)

UPVC double glazed frosted window, gas central heated radiator, low-level WC, white panelled bath with shower attached to taps, tiles surrounding bath and sink, pedestal hand basin, light fitting, light pull cord.

Exterior:

Communal courtyard used for wheelie bin storage, access via double glazed kitchen door.





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

