



Willsons

Orchard Bungalow, Station Road,

£800 PCM



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Willsons
— SINCE 1842 —

Orchard Bungalow, Station Road, , Alford,

"AGENT'S COMMENTS"

An attractively presented and spacious detached modern 3-bedroom bungalow located on the outskirts of the popular market town of Alford. This property comprises of a spacious reception hall, W/C, 24' lounge dining room, kitchen & utility room, 3 bedrooms and bathroom. The property benefits from UPVC double glazing, gas fired central heating, electric car charging point, driveway and gardens. Council tax band C. EPC rating C. Deposit £923.07

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

LOCATION

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>



Viewings and 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

Spacious 3-bedroom detached bungalow with off road parking, based in the market town of Alford.

Lounge

19'7" x 24'10" (5.97 x 7.57)

"L" shaped room with Two double UPVC double glazed doors leading to rear garden, 3 UPVC double glazed windows with fitted curtains and rails, 3 gas central heated radiators, electric fireplace, TV connection point, Internet connection point, sockets and switches.

Kitchen

9'8" x 10'8" (2.96 x 3.26)

UPVC double glazed window with fitted blind, range of wall and base units, double stainless steel sink and drained, fitted double oven and grill, 4 ring gas hob with overhead extractor fan, integrated undercounter fridge, integrated dishwasher, sockets and switches.

Utility Room

6'5" x 7'4" (1.97 x 2.25)

UPVC double glazed door and window, gas boiler, stainless steel sink and drainer, wall and base units, space and plumbing for washing machine, extractor fan, sockets and switches.

Airing Cupboard

2'9" x 2'7" (0.84 x 0.80)

Cupboard housing water cylinder and shelving.

Hallway and Entrance

5'8" x 22'2" (1.73 x 6.78)

UPVC double glazed window and door, 2 gas central heated radiators, thermostat, internet connection, sockets and switches.

Cupboard

2'9" x 3'11" (0.85 x 1.20)

Electric fuse box, coat hooks, storage.

W/C

7'4" x 2'9" (2.26 x 0.85)

UPVC double glazed window with fitted blind, gas central heated radiator, extractor fan, toilet, hand basin.

Bedroom One

9'8" x 11'8" (2.96 x 3.56)

Double UPVC double glazed window, gas central heated radiator, TV connection, Internet connection, sockets and switches.

Bedroom Two

9'8" x 10'8" (2.97 x 3.26)

UPVC double glazed window, gas central heated radiator, mirror, sockets and switches.

Bedroom Three

6'11" x 9'5" (2.13 x 2.88)

Two UPVC double glazed windows with fitted blinds, gas central heated radiator, shelving, internet connection, coat hooks, sockets and switches.

Bathroom

9'1" x 5'8" (2.79 x 1.73)

UPVC double glazed window, gas central heated radiator, bath with overhead shower and shower screen, toilet, hand basin, extractor fan, mirrored vanity cupboard.

Gardens

The property is accessed from Station Road and is situated to the rear of Victoria House with a tarmac drive leading to the rear of the property with turning area, having lawned gardens to all four sides, paved paths, a concrete apron leads to the front entrance door, paved patio area and 3 apple trees. There is an electric charging point for vehicles.





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.

