



9, Caroline Street, Alford

£700 PCM



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Willsons
SINCE 1842

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

"AGENT'S COMMENTS"

Two bedroom terraced house within walking distance of local amenities and the town centre of Alford. This property benefits from UPVC double glazing and gas central heating throughout. There is a designated parking space at the rear of the property leading on to a courtyard area which has a rotary washing line and outdoor lighting. Council tax band A. EPC rating D. Deposit £807.69

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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How to View

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

Viewings

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

Holding deposit

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 totalling to £161.53, must be paid at the start of referencing and is to be held for up to 15 days, however with consent, we will hold the fee until the completion of the tenancy. This fee will be deducted from the first months rent upon successful completion of referencing. If the tenancy does not commence, the holding deposit will be returned to either applicant or landlord dependant on the reason for the unsuccessful let.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £807.69

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation:

Access is gained at the rear of the property via a double glazed wooden entrance door into the:-

Kitchen

13'8" x 10'6" (4.18 x 3.22)

Double UPVC window with fitted blind, gas central heated radiator, range of base and wall units with worksurfaces, stainless steel sink and drainer, electric oven and 4 ring electric hob with overhead extractor, plumbing for washing machine, wall mounted central heating boiler, space for under counter fridge, electric fuse box, thermostat, sockets and switches.

Lounge

17'5" x 13'7" (5.31 x 4.16)

Two UPVC double glazed windows with curtain poles and curtains, gas central heated radiator, telephone point, TV point, light and wall light fittings, brick fire place with tiled hearth, gas fire, aerial socket & lead, understairs storage cupboard with hooks and shelving, sockets and switches.

First Floor Landing

6'1" x 7'4" (1.87 x 2.25)

With power point, light fitting, loft access, airing cupboard with hot water cylinder and shelving.

Bedroom 1

13'8" x 9'7" (4.17 x 2.93)

UPVC double glazed windows with rails and curtains, gas central heated radiator, TV connection, sockets and switches.

Bedroom 2

13'8" x 10'7" (4.18 x 3.24)

UPVC double glazed window with rail and curtains, gas central heated radiator, built-in cupboard with rails, sockets and switches.

Bathroom

7'4" x 7'1" (2.26 x 2.16)

3 piece white suite consisting of bath with electric shower overhead and glass shower screen, extractor fan, pedestal sink, toilet, gas central heated radiator.

Exterior:

Patio area to rear with outside light and washing line, allocated parking to rear.





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.

