2, Chapel Street,

£695 PCM

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Willsons

SINCE 1842

2, Chapel Street,
, Alford,
Lincolnshire, LN13 9DP

"AGENT'S COMMENTS"

2 Bedroom Semi-detached house with Gas central heating & UPVC double glazing, Allocated parking. Close to local amenities. Council Tax Band: A, EPC Rating: C.

LOCATION

Willsons
SINCE 1842

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

Viewing & 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 arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

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:

Access gained via a UPVC double glazed front door into the:-

Lounge

14'6" x 11'0" max (4.42 x 3.37 max)
UPVC double glazed sash window with curtains, radiator, multiple coat, hooks, heating, thermostat, smoke alarm, television, aerial, socket, sockets, and switches.

Kitchen

14'6" x 7'8" max (4.42 x 2.36 max)
Fully fitted kitchen, consisting of a range of wall and base units, newly fitted four ring gas hob and electric cooker. Cooker extraction above, stainless steel sink and drainer, UPVC double glazed sash window with roller blind, radiator, plumbing for washing machine, newly fitted Combi boiler, consumer unit, carbon monoxide alarm, UPVC double glazed rear door, sockets, and switches.

WC

4'9" x 2'10" max (1.47 x 0.88 max)
Newly fitted low-level WC, pedestal handbasin, UPVC double glazed frosted sash window with roller blind.

Stairs & Landing

Radiator, smoke alarm, loft access, sockets, and switches.

Bathroom

6'6" x 6'2" (1.99 x 1.88)
White three-piece suite consisting of a panelled 'P shaped' bath with screen and shower above, pedestal handbasin, and newly fitted low-level WC. UPVC double glazed frosted sash window, radiator, extractor fan.

Bedroom 1

14'6" x 11'1" max (4.42 x 3.4 max)
UPVC double glazed sash window with curtains, radiator, integral storage cupboard with multiple shelves, television aerial socket, telephone point, sockets, and switches.

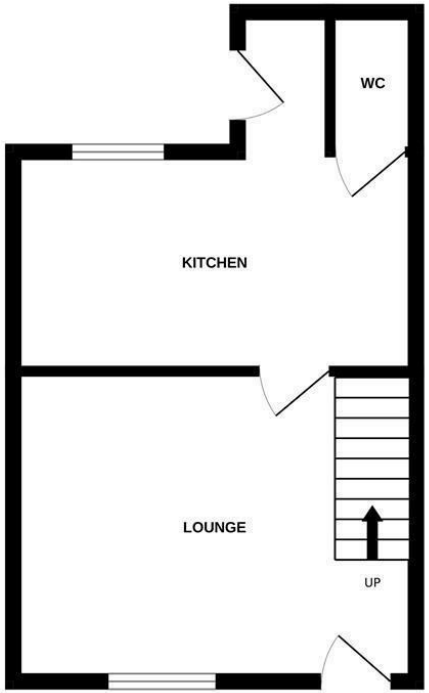
Bedroom 2

7'9" x 7'7" (2.37 x 2.32)
UPVC double glazed sash window with curtains, radiator, television aerial sockets, sockets, and switches.

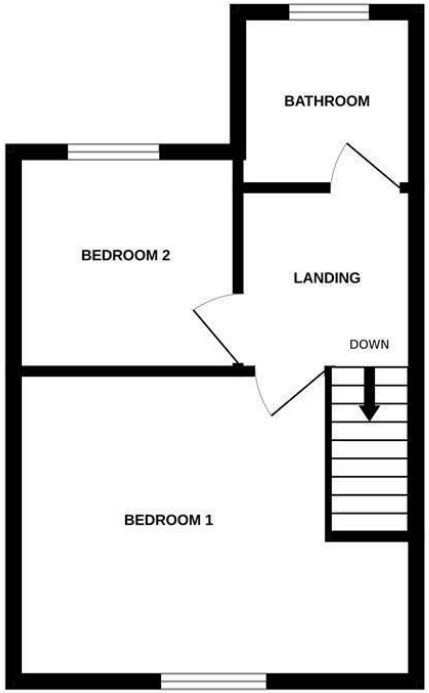
Exterior

Off road parking to rear.

GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.3 sq.m.) approx.

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.