Hazel Walk
Alford LN13 9BX

Offers in the region of £120,000 Freehold

FEATURES:

- EPC Rating B
- Two double bedrooms
- Easy to manage rear garden
- Gas central heating
- Semi detached house
- Fitted kitchen & cloakroom
- Allocated parking to the rear
- Ideal location for town centre

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Absolutely stunning, a two bedroom semi detached nearly new property overlooking the local "green" area. Comprising lounge, dining kitchen, cloakroom, two double bedrooms & a family bathroom and located only a few minutes from Alford Town Centre. This modern property which has been looked after by the current vendor would be ideally suited for investors. The vendor has advised us that he would like the property to be sold with sitting tenants.

Lounge: 14’1” maximum x 12’10” (4.27m x 3.68m).
UPVC sash window unit to the front elevation, two central heating radiators, composite entrance door, central heating controls, under stairs recess, stairs to the first floor landing, electric consumer unit, feature log effect electric fire in an attractive modern surround, TV aerial point, and telephone point.

Cloakroom: 4’11” x 2’11” (1.25m x 0.64m).
Having restricted head height due to sloping ceiling, dual flush WC, wash hand basin, central heating radiator, and extractor.

Kitchen Diner: 14’1” x 8’9” (4.27m x 2.46m).
Having composite and double glazed entrance door, UPVC window unit to the rear elevation, central heating radiator, space for fridge freezer, plumbing for automatic washing machine, fully modern fitted kitchen comprising of cream gloss units, to include base cupboards, drawers, and wall mounted units with wood grain working surfaces, and tiled splash back protection, inset one and a half bowl stainless steel sink unit with mixer tap above, four ring gas hob with stainless steel extractor chimney above and electric oven below.

First Floor Landing:
Having stairs to the ground floor, access to roof space, built in airing cupboard housing the wall mounted gas fired central heating boiler.

Bathroom: 6’10” x 5’7” (1.85m x 1.54m).
UPVC double glazed obscured glass sash window unit to the rear elevation, extractor, central heating radiator, electric shaver point, pedestal wash hand basin, dual flush WC, panel bath with mixer tap and mains fed shower above.

Bedroom 1: 14’1” maximum into wardrobe x 10’1” (4.27m x 3.05m).
UPVC double glazed sash window unit to the front elevation, central heating radiator, built in double wardrobe with hanging rail, central heating controls, built in above stairs cupboard with additional hanging rail.

Bedroom 2: 11’7” maximum to back of wardrobe x 6’11” (3.37m x 1.86m).
Having UPVC double glazed sash window unit to the rear elevation, central heating radiator, built in double wardrobe with shelving and hanging rail.

Outside:
The front of the property is laid to back with paved pathway. To the rear there is allocated car parking space, timber fencing to the boundaries, paved and gravelled garden designed with ease of maintenance in mind, with a variety of shrubs set.

DIRECTIONS
From our Lumley road office continue onto Berry Way following this road onto Roman Bank. Continue along Roman Bank turning left onto Burgh Road, following this road to Gunby roundabout. At the roundabout take the third turn off signposted Willoughby/Alford. Continue along this road into the market town of Alford. Hazel Walk is located on the popular "Willoughby Chase" development.

GENERAL INFORMATION
Agents Note: The vendor of the property has advised us that he would like the property to be sold with sitting tenants.

When you make an offer on any property we are required by law to carry out verification checks. As part of this we will need the following identification documents:
Proof of Identification (for example a driving license, passport etc)
Proof of the address where you live (a recent utility bill, bank statement etc).
Any member of staff will be able to give you further information on acceptable documents.
Details on how you will be funding your purchase will also be required through, for example, an Agreement in Principle (AIP) from a mortgage lender and bank statement as proof of deposit.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008, and subsequent guidance, we are required to inform you of any fee, payment, or other reward or benefit (known as a Referral Fee) which we receive from service providers for recommending their service to you. You are not under any obligation to use the services of any of the recommended providers, though should you decide to use one of the service providers; the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission. The Referral Fees of which you should be aware are as follows:
- Should you decide to order an EPC with Gateway Panel Management we would expect to receive a referral fee of approximately £45 including VAT per referral.
- Should you decide to use Gateway Panel Management to complete a Property survey we would expect to receive a referral fee of approximately £60 including VAT per referral.
- Should you decide to use Movewithus for Conveyancing Services we would expect to receive a referral fee approximately worth between £269.60 and £279.60 including VAT per referral.
- Should you decide to use IAM Sold Ltd for Property Auction Services we would expect to receive a referral payment of approximately £100 including VAT.
Ground Floor

Kitchen/Diner

WC

Lounge

First Floor

Bathroom

Bedroom 2

Landing

Bedroom 1

This floorplan is a guide to the layout of the property and should not be used as a measurement tool. Plan produced using PlanUp.
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