



9, Caroline Street, Alford

£650 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 £750.00*

### LOCATION

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto: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 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.

