



SAMUEL WOOD

Roslyn 24 Temeside Estate, Ludlow, Shropshire, SY8 1LD

Asking Price £280,000



# Roslyn 24 Temeside Estate

Ludlow, Shropshire, SY8 1LD



- Traditional 3 Bedroom Semi Detached house
- Walking distance of Ludlow's historic town centre
- Garage and driveway parking
- Non-estate position in mature residential area
- Large rear garden
- Viewing highly recommended

This most attractive traditional 3 bedroom semi-detached house sits in a mature residential area within a short walk into Ludlow's historic town centre. Outside the property enjoys driveway parking, Garage and a large garden being in two sections. Accommodation, well presented, benefitting from double glazing and gas-fired central heating to include Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, WC, First Floor Landing with 3 Bedrooms, Bathroom and separate WC. No onward chain. EPC rating D.



Front door opening into

## Reception Hallway

having coving and picture rail. Door into shelved understairs storage cupboard.

## Sitting Room 13'9" x 11'10" (4.20m x 3.62m)

having bay window to front elevation, high ceilings with coving, picture rail, feature fireplace with marble surround, tiled inset and flame effect gas fire fitted.

## Dining Room 15'4" x 10'9" (4.68m x 3.30m)

having coving, picture rail, chimney breast with gas fire fitted, double doors out to garden with matching windows to either side.

## Kitchen 8'8" x 6'9" (2.65m x 2.07m)

having window to rear elevation, tiled floor, range of base cupboards and wall cupboards, stainless steel sink unit, heat resistant work surfaces, planned space for cooker and door into pantry cupboard.

## Utility Room 10'5" x 5'9" (3.18m x 1.77m )

having door to side elevation, tiled floor matching that of the kitchen. Units matching that of the kitchen to include base cupboards and wall cupboards. Planned space for fridge freezer, room for a washing machine.



### Cloakroom

having window to rear, suite in white of WC and wash handbasin.

### First floor Landing

having window to side and access to roof space with drop down ladder.

### Bedroom 1 14'8" x 10'7" (4.48m x 3.25m)

having bay window to frontage and fitted wardrobe cupboards.

### Bedroom 2 12'1" x 9'10" (3.70m x 3.02m)

has window overlooking the rear garden. Excellent range of fitted bedroom furniture to include extensive wardrobes, bedside cabinets, chest of drawers, picture rail and window overlooking the attractive rear garden.

### Bedroom 3 9'10" x 5'9" (3.00m x 1.77m)

has window to frontage and picture rail.

### Bathroom 7'9" x 5'2" (2.38m x 1.60m)

having window to rear, panel bath with telephone style shower attachment, pedestal wash handbasin and tiled splashbacks. Door into the boiler cupboard housing the Worcester wall-mounted gas-fired boiler which heats the domestic hot water and radiators. Adjacent is a separate Cloakroom with WC and window to side.

### Outside

The property is approached through double opening gates onto a tarmac driveway. The garden is enclosed with wall and hedge to front elevation. There is a crazy-paved pathway with central border and further borders around the outside with shrubs. Off the driveway an up and over door leads into the Garage. Gated access leads down the side of the property and in turn leads to the electric sub-station as mentioned in the agents note, in turn off this pathway; gated access then leads into a fully enclosed and good sized rear garden with a paved seating area directly nearest the house. There is then a level lawned garden with well-established flowering borders with trees, plants and shrubs. This leads to a gravelled section and a low gate and fence leads through to the second area of garden where a couple of sheds can be found. Gravelled for low maintenance in mind and an archway with climbing plants leads to a further garden in the main laid to lawn with paved pathways, Greenhouse and well established flowering borders.

### Services;

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Windows are upvc double glazed. Approximate Broadband speeds- Basic 16mbps, Superfast 60mbps, Ultrafast 1000mbps.





### Agents note;

There is an electricity substation adjoining the garden for which National Grid have a right of access down the side of the property to this area. Further details from the agent upon request.

### Local Authority

Shropshire Council

### Council Tax

Band C

### Viewings

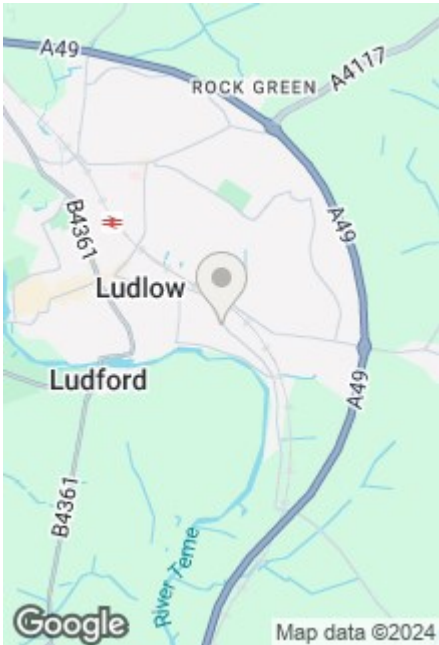
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

### Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

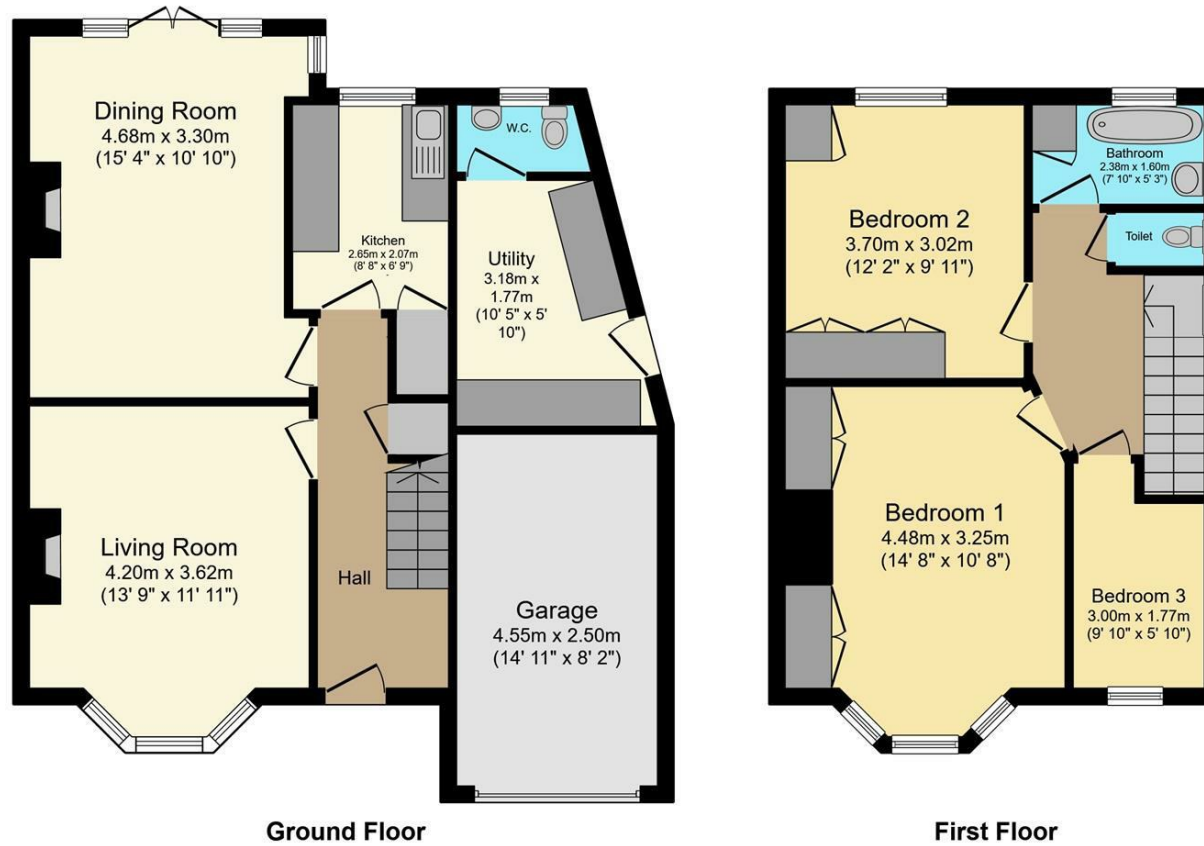
From the town centre direction enter Steventon New Road and the property can be found on the right hand side as indicated by the agents for sale board.







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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