



SAMUEL WOOD

Avalon, 17 Gravel Hill, Ludlow, Shropshire, SY8 1QR

Offers Over £400,000



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Ludlow, Shropshire, SY8 1QR



- 3 Double Bedrooms
- Just off Ludlow's Town centre
- Low maintenance gardens front and rear
- Gas heating, upvc double glazing
- Double fronted town house
- Parking for 3-4 vehicles
- Well presented interiors
- Viewing recommended

This well presented and spacious 3 double bedroom end terraced town house sits in a convenient location just off Ludlow's town centre with the added benefit of excellent parking and attractive garden. Accommodation well presented benefitting from upvc double glazing and gas fired heating includes; Entrance Hall, Dining Room open plan to Living Room, Sitting Room, Kitchen, Utility, WC, First Floor Landing with 3 generous Double Bedroom, En-Suite Shower Room and House Bathroom. EPC rating D



Avalon sits on the lower part of Gravel Hill a short walk into Ludlow's historic Town centre that includes a mainline railway station. Accommodation is fully described as follows:

Recessed Porch

with upper glazed door opening into

Reception Hallway

having engineered Oak floor. Door into large Understairs Storage cupboard.

Dining Room 13'2" x 12'5" (4.03m x 3.80m)

having bay window to front elevation, a feature fireplace with attractive surround an electric fire, engineered Oak floor and opening through into the

Living Room 12'6" x 11'4" (3.82m x 3.47m)

having double opening doors out onto the rear garden. Feature chimney breast with cupboards, shelved alcove to side and Oak floor.

Sitting Room 13'5" x 10'9" (4.11m x 3.28m)

having bay window to front elevation, attractive fire place with surround and open grate. To the side of the chimney breast there are fitted cupboards and shelving. Engineered Oak floor.



Kitchen 11'8" x 10'8" (3.57m x 3.26m)

having tiled floor, matching range of units with wood-style fronts, heat resistant work surfaces, stainless steel sink unit, planned space for cooker, integrated dishwasher and fridge freezer. Window and door into

Utility Room 13'6" x 6'4" (4.13m x 1.95m)

having two windows overlooking the garden and door to the same. Double glazed roof window, tiled flooring. Range of matching units with cream coloured fronts, heat resistant work surfaces, stainless steel sink unit. Space and plumbing for washing machine.

Cloakroom

having single-glazed window to rear and a suite in white of WC and wash handbasin.

An Oak staircase rises to the

First Floor Landing

having access to roof space.

Bedroom 1 14'8" x 13'6" (4.49m x 4.12m)

having bay window to front elevation, small dressing area with hanging rail to either side of the doorway. Doorway opens into

Ensuite Shower Room 7'6" x 5'0" (2.30m x 1.54m)

having window to rear elevation with a lovely view across the rooftops, tiled floor and walls. Modern suite in white of WC, pedestal wash handbasin and shower cubicle with shower fitted.

Bedroom 2 13'4" x 12'5" (4.08m x 3.80m)

having bay window to front elevation. Included in the sale is a free-standing wardrobe.

Bedroom 3 12'7" x 11'9" (3.84m x 3.60m)

having two windows to rear elevation enjoying this lovely view over the rooftops towards St Laurence's Church and hills. Sitting to the side of the chimney breast is a cupboard housing the wall mounted gas fired boiler which heats the domestic hot water and radiators.

House Bathroom 8'11" x 8'6" (2.74m x 2.60m)

having window to rear elevation, tiled floor matching the walls, a suite in white of pedestal wash handbasin, scroll edged free-standing bath with shower attachment and central taps, WC and double doors into Linen Cupboard with shelving.

Services

Mains electricity, Mains water, mains drainage, mains gas. Gas-fired heating to radiators. Windows are upvc double glazed. Flood Risk; very low. Approximate Broadband speeds; Basic- 17Mbps, Superfast – 80Mbps, Ultrafast- 1000Mbps.





Local Authority
Shropshire Council

Council Tax
Band C

Tenure
The property is Freehold

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 or visit our web site at www.samuelwood.co.uk

For out of office enquiries 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.



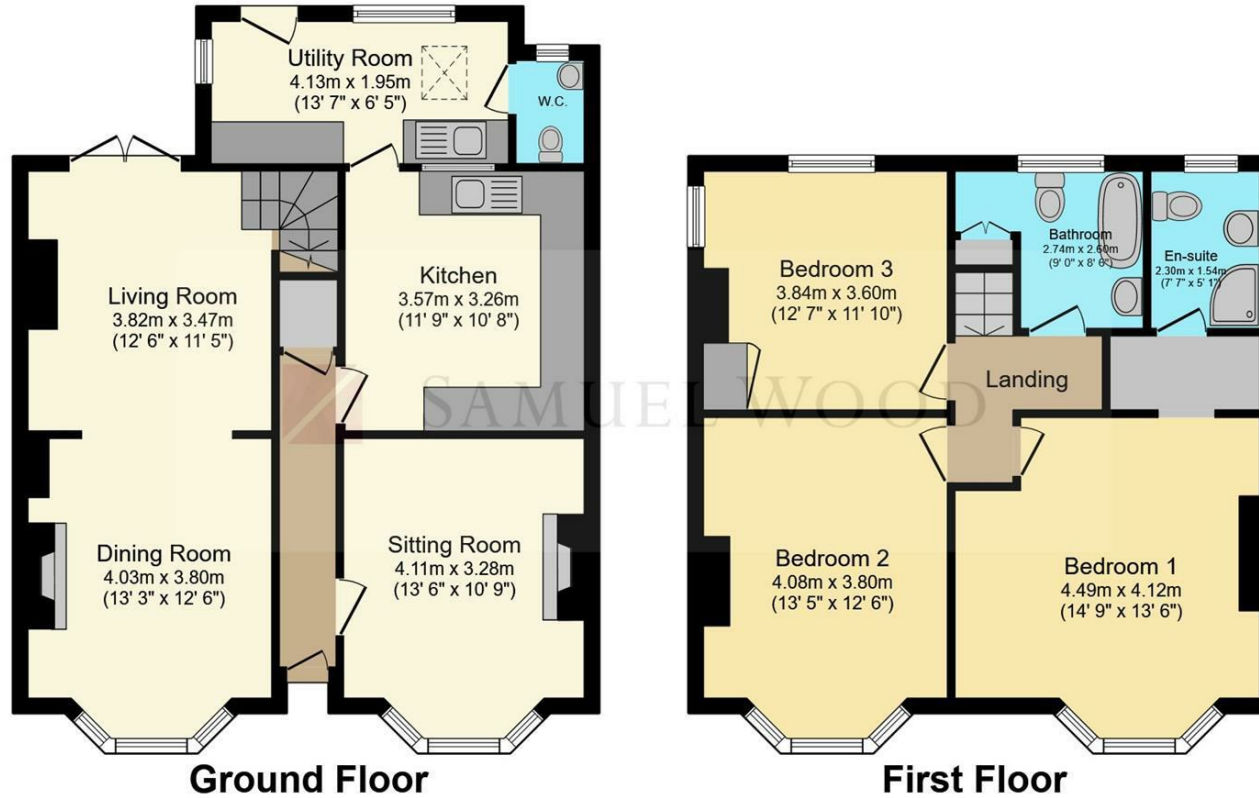
Directions







Floor Plans



Total floor area 123.2 m² (1,326 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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