



SAMUEL WOOD

118 Old Street, Ludlow, Shropshire, SY8 1NX

Asking Price £260,000



This 3 bedroom end terrace house is located at the bottom of Old Street and is easily accessible into Ludlow's historic town centre. Outside the property has a larger than average corner garden and the benefit of a garage sitting at the rear of the property. Internally the property is well presented benefitting from double glazing and gas fired central heating to include Reception Hall, Living Room, Large Kitchen / Dining Room with 2 storage cupboards, Rear Lobby, Rear Porch / Garden Room, Cloakroom, First Floor Landing, 3 Bedrooms and modern Bathroom. EPC - C

- 3 bedroom end terraced house
- Central location close to town centre
- Gas heating and double glazing
- Well-presented interiors
- Enclosed rear garden
- Garage to rear of house

Reception Hallway:

With wood effect flooring and glazed door into

Living Room 13'5" x 12'5" (4.10m x 3.80m)

With window to frontage, feature fireplace with wooden surround and marble styled inset

Large Kitchen / Dining Room 16'0" x 9'10" (4.90m x 3.00m)

Sits at the rear of the house with ample room for table and chairs, nicely fitted with a modern range of matching units with cream coloured fronts, wood effect work surfaces, stainless steel sink unit, free standing cooker and room for a fridge. Door into broom cupboard with shelf and hooks and further door into a pantry again with shelf. Hidden behind one of the units is the Worcester wall mounted gas fired combination boiler which heats domestic hot water and radiators. Door into

Rear Lobby

with door to

Small garden room / Rear Porch

With windows and door to rear garden

Cloakroom:

Having a suite in white of wc, wash hand basin and work surface, underneath which there is space and plumbing for a washing machine.

First Floor Landing

Having access to roof space with door into linen cupboard with shelves and radiator.

Bedroom 1 11'9" x 11'1" (3.60m x 3.40m)

With window to rear elevation overlooking the garden, former wardrobe cupboard which is now used as an alcove, but doors could be re-established with eye level cupboards above.

Bedroom 2 11'9" x 9'10" (3.60m x 3.00m)

With window to frontage, fitted wardrobe with no doors but has a hanging rail and eye level cupboards above.

Bedroom 3 8'10" x 7'6" (2.70m x 2.30m)

With window to frontage

Bathroom 6'10" x 6'2" (2.10m x 1.90m)

Having modern suite in white of wc, pedestal wash hand basin and panelled bath with shower screen shower over, tiled splash backs and window to rear elevation.

Outside:

The property has an enclosed garden at the rear, which has been landscaped with low maintenance in mind with paved seating areas, raised flowering borders one being stone edged and a central gravelled section. There are attractive borders around the outside, wall to front and rear elevation and fence to the side. At the rear of the house is a garage having up and over door, light and power fitted with personal door and window back into the rear garden.

Services:

Mains electricity, mains water, mains drainage, mains gas, gas fired heating to radiators, windows are double glazed and telephone to BT regulations. Flood risk - medium. Broadband speed - Basic - 28 Mbps, Ultrafast - 1000Mbps.

Local Authority:

Shropshire Council, tax band - B

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

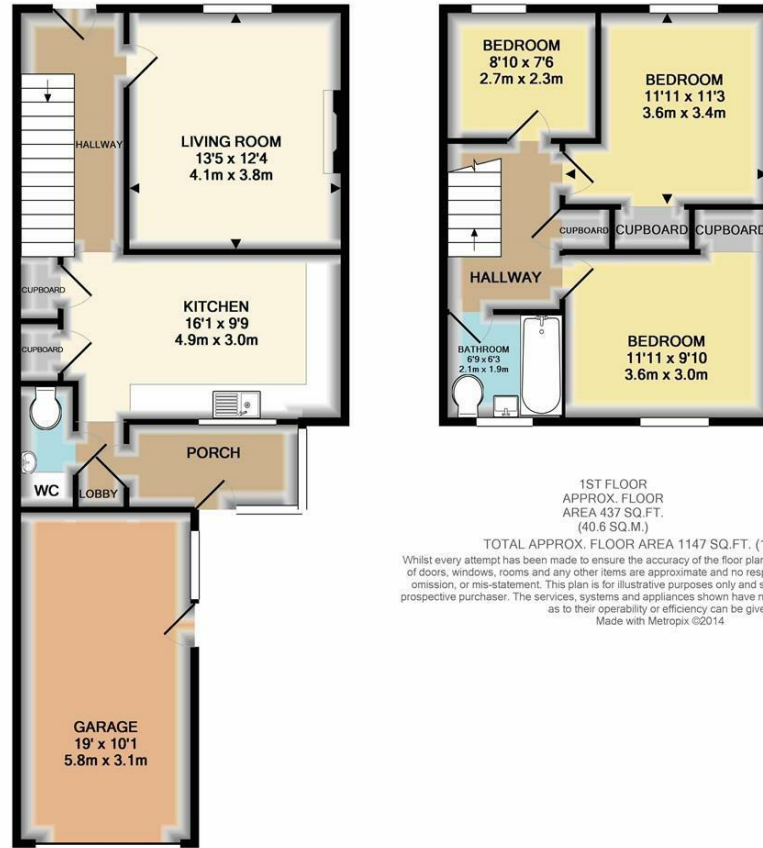
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Tenure:

The property is freehold



Floor Plans



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. 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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