



SAMUEL WOOD

1 Clee View Close, Ludlow, Shropshire, SY8 1TH

Asking Price £250,000



This 3 Bedroom semi-detached house sits in a mature cul-de-sac enjoying excellent driveway parking for up to 4 cars, Garage and a generous rear garden. Accommodation benefitting from upvc double glazing and gas fired central heating briefly includes Entrance Hall, Living Room, Kitchen / Dining Room, First floor Landing with 3 Bedrooms and modernised Shower Room. EPC rating D.

- 3 Bedroom semi-detached house
- Small mature cul-de-sac
- Large rear garden
- Driveway parking for 4 cars and Garage
- Upvc double glazing, gas central heating
- Internal inspection advised

Upper glazed front door opens into

### Reception Hall

with further window to frontage and coathooks.

### Living Room 17'0" x 13'5" (5.20m x 4.10m)

having windows to both front and side elevations, coving and a feature chimney breast with brick features, TV display area and fitted gas fire.

### Kitchen / Dining Room 17'0" x 10'6" (5.20m x 3.22m)

sits at the rear of the house and has two windows and door onto the large rear garden. There is ample room for large table and chairs whilst the kitchen is fitted with a range of matching units which include base cupboards, wall cupboards and drawers. Heat resistant work surfaces and tiled splashbacks. The kitchen has planned space for cooker, space and plumbing for a dishwasher and room for a fridge.

### First Floor Landing

has access to roof space, door into the boiler cupboard housing the Worcester wall mounted gas-fired boiler which heats the domestic hot water and radiators.

### Bedroom 1 12'8" x 9'11" (3.87m x 3.03m)

has windows to both front and side elevations. Double doors into wardrobe cupboard with hanging rail and shelf.

### Bedroom 2 10'6" x 10'0" (3.22m x 3.06m)

2 has large windows to rear elevation with a lovely view across the roof tops and a wardrobe cupboard with shelving.

### Bedroom 3 8'11" x 6'10" (2.73m x 2.10m)

has window to frontage.

### Shower Room 8'1" x 5'6" (2.47m x 1.68m)

has 2 windows to rear elevation and recently re-fitted with a modern suite in white of WC, pedestal wash handbasin and large shower cubicle with multi-head shower fitted. Heated towel rail.

### Outside

The property is approached onto a tarmac driveway which provides parking for up to 4 vehicles and leads down the side of the property to a detached single Garage. The Garage has up and over door, concrete floor, light and power fitted, space and plumbing for a washing machine, room for a dryer, personal door and window to the rear garden. The front garden with the property has picket style fencing to boundaries and is laid to lawn with mature shrubs and a mature tree. Off the driveway, gated access opens into the rear garden which is of an exceptionally good size and has a paved seating area directly at the back of the house and a partly covered seating area part-way down the garden. The garden in the main is laid to lawn with a barked play area sitting to one side and there is mature hedging and high-board fencing to both side and rear elevations aiding privacy.

### Services

Mains electricity, mains water, mains drainage, mains gas. Gas-fired heating to radiators. Windows are Upvc double glazed. Approximate Broadband speeds; Basic 15mbps, Superfast 64mbps and Ultrafast 1000mbps. Flood risk; very Low.

### Local Authority

Shropshire Council

### Council Tax

Band B

### Tenure

Freehold

### Viewings

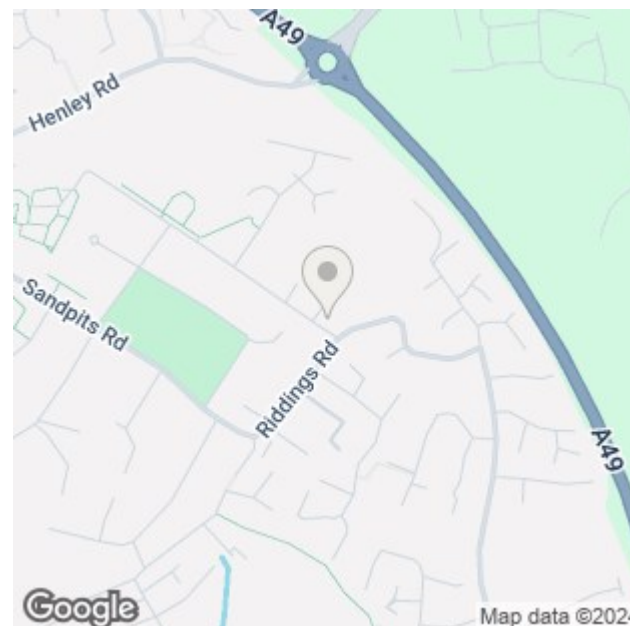
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

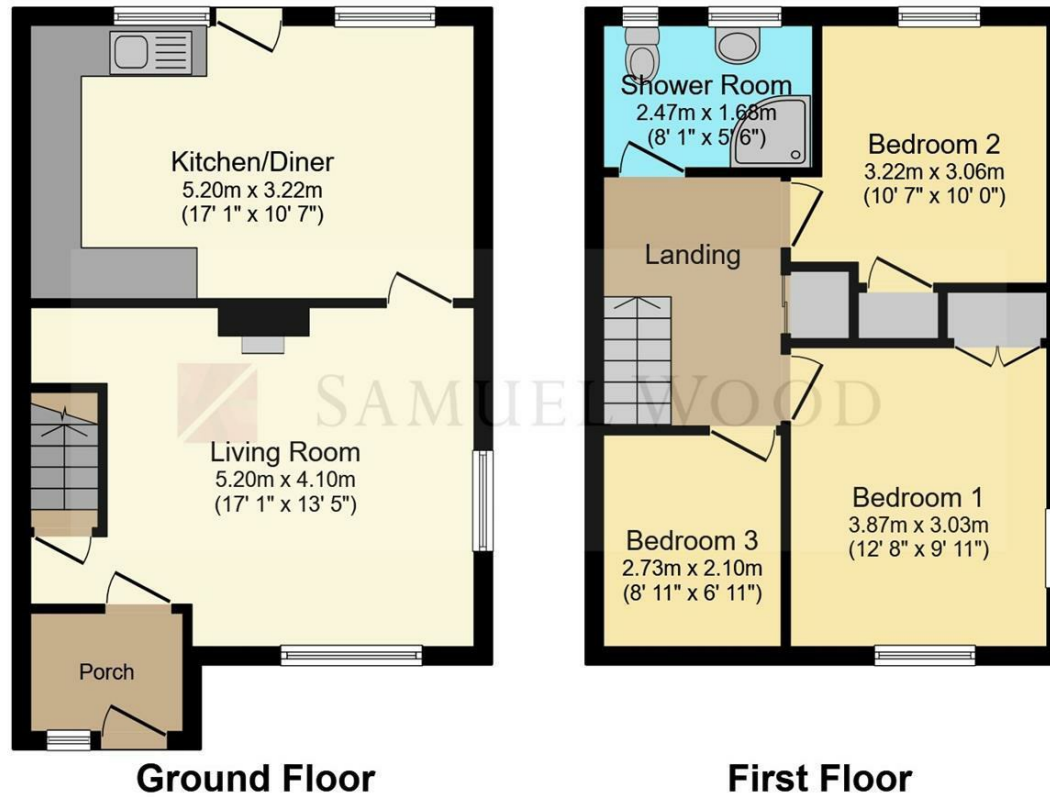
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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## Floor Plans



Total floor area 78.4 m<sup>2</sup> (844 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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