



SAMUEL WOOD

96 Old Street, Ludlow, Shropshire, SY8 1NX

Asking Price £230,000



This 3 bedroom terraced house with the benefit of a garage to the rear elevation sits in a convenient location within a short walk of Ludlow's historic town centre. Accommodation benefitting from gas fired heating includes: Entrance Hall, Living Room, Kitchen / Dining Room with 2 cupboards, Rear Porch, Cloakroom, First Floor Landing with 3 Bedrooms and Bathroom. Small enclosed rear garden. No onward chain. EPC Rating - D

- 3 bedroom terraced house
- Located just off the town centre
- Gas fired heating
- Enclosed garden
- Garage
- No onward chain

Glazed door opens into

### Entrance Hall

with useful space under the stairs

### Living Room 13'5" x 12'4" (4.10m x 3.78m)

with window to frontage, feature fireplace (non-functional), coving, ceiling light and fan

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

with window to rear garden, ample room for table and chairs, fitted with a range of matching units with heat resistant work surfaces and tiled splash backs, stainless steel sink unit, planned space for cooker, space and plumbing for washing machine and room for further appliances. Door into Pantry Cupboard with shelves and door into large Cloaks Cupboard with coat hooks and shelf.

### Rear Hallway

with door to garden and door into

### Cloakroom

with suite in white of wash hand basin and wc

### First Floor Landing

with access to roof space, boiler cupboard housing the Ideal wall mounted gas fired boiler which heats domestic hot water and radiators together with shelving

### Bedroom 1 11'9" x 11'3" (3.60m x 3.43m)

with window to rear elevation and a lovely view across the rooftops to woodland. Double sliding doors into wardrobe cupboard with hanging rail and high level cupboards above

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

with window to front elevation, fitted wardrobe cupboard with hanging rail and high level cupboards above

### Bedroom 3 8'9" x 7'7" (2.67m x 2.32m)

with window to frontage

### Bathroom 6'9" x 6'0" (2.08m x 1.85m)

with window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath with electric shower over and tiled splash backs

### Outside

The property enjoys an enclosed rear garden which is low maintenance with concreted sections and gravelled section with a rose. Gated access then leads to the rear and adjoining the back of the house and accessed at the rear is a large garage having up and over door at the frontage, light and power fitted and personal door back into the garden.

### Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are single glazed. Flood risk – very low, Broadband speed – 27 Mbps.

### Local Authority

Shropshire Council, tax band- B

### 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](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

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.



## Floor Plans



Total floor area 104.2 m<sup>2</sup> (1,122 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

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

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