



SAMUEL WOOD

6 Hucklemarsh Road, Ludlow, Shropshire, SY8 2PW

Asking Price £169,995





This 2 bedroom semi detached bungalow is located in a popular residential area within easy reach of Ludlow's Town centre. The property enjoys enclosed gardens, Garage and driveway parking. Accommodation benefitting from electric heating briefly includes; Entrance Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom and side Conservatory. EPC D. No Onward Chain.



- 2 Bedroom semi-detached bungalow
- Mature residential area
- Pleasant gardens
- Garage and driveway parking
- No onward details

The property is approached into a

### Side Conservatory

which is of upvc construction with polycarbonate roof.

### Entrance Hall

having access to roof space and wall mounted Dimplex Quantum heater.

### Living Room 16'11" x 11'6" (5.16m x 3.52m)

having electric fire and Dimplex Quantum night storage heater, door and window to rear garden.

### Kitchen 8'7" x 7'2" (2.64m x 2.20m)

has window to rear garden and door back into the side Conservatory. Fitted with a range of base cupboards, wall cupboards, heat resistant work surfaces, stainless steel sink unit, Bosch electric hob with extractor positioned above, electric oven below. Planned space and plumbing for washing machine, room for 2 further appliances, double doors into the Airing Cupboard housing the factory insulated hot water cylinder and shelving.

### Bedroom 1 10'11" x 9'9" (3.35m x 2.99m)

has window to frontage and wall mounted electric panel heater.

### Bedroom 2 8'1" x 7'3" (2.47m x 2.22m)

has window to frontage, wall mounted electric panel heater and shelved cupboard.

### Bathroom 6'6" x 5'6" (2.00m x 1.70m)

having window to side Conservatory and a suite of WC, pedestal wash handbasin and panelled bath with electric shower over.

### Outside

The property has an open plan front garden which is laid to lawn. A pathway then leads to front door and a picket gate then in turn leads to the rear garden which has a seating area off the Living Room door. Pathway then continues to a good sized lawned garden, private with high hedging aiding privacy. At the top of the garden there is the garage which has driveway parking to its frontage, up and over door, window and door to side elevation.

### Services

Mains electricity, mains water, mains drainage. Electric heating. Windows are single glazed apart from the side Conservatory. Approximate Broadband Basic- 15mbps, Superfast – 80mbps, 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)

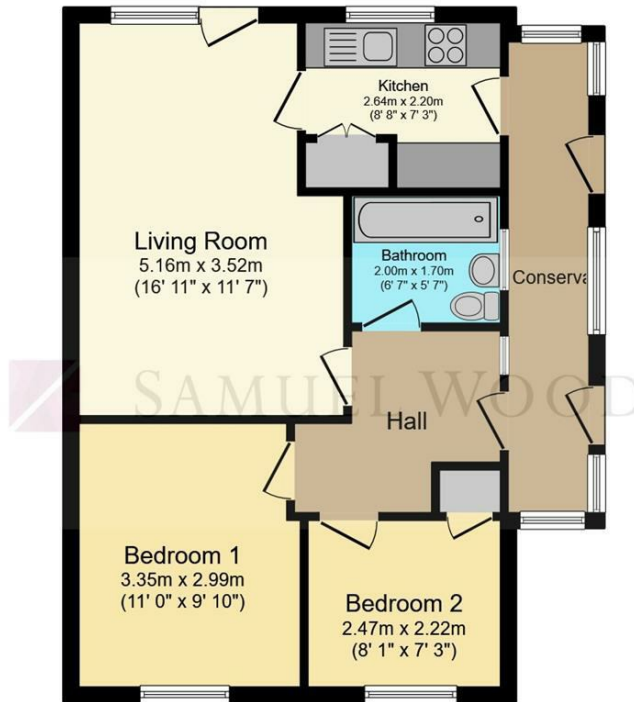
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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



### Floor Plan

Floor area 57.0 m<sup>2</sup> (614 sq.ft.)

**TOTAL: 57.0 m<sup>2</sup> (614 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)