



SAMUEL WOOD

22 Kennet Bank, Ludlow, Shropshire, SY8 1LL

Asking Price £259,500





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This extended 3 bedroom semi-detached bungalow sits in a convenient location within easy reach of Ludlow's town centre and benefits from driveway parking, garage and gardens to both front and rear. Accommodation benefiting from gas fired heating and mainly upvc double glazing to include: Entrance Hall, Living Room, extended Kitchen / Dining Room, 3 Bedrooms, Shower Room and rear Sun Room/Utility. No onward chain. EPC - C

- 3 Bedroom semi-detached bungalow
- Popular and mature residential cul-de-sac
- Extended to rear
- Gas heating and mainly upvc double glazing
- Driveway parking and Garage
- Gardens front and rear
- No onward chain

Kennet Bank is a popular cul-de-sac of similar bungalows sitting within easy reach of Ludlow's town centre. The whole is more fully described as follows.

### Front door opens into

### Entrance Hallway

### Living Room 13'1" x 10'7" (4.00m x 3.24m)

With window to frontage and feature fireplace with wooden surround and gas fire fitted

### Kitchen / Dining Room 19'9" x 8'2" (6.04m x 2.50m)

The kitchen area having a range of modern units with white fronts, wood effect work surfaces, stainless steel sink unit and planned space for free standing cooker with extractor positioned above. Further range of cupboards in the dining area. Window to rear garden, further door and window to rear

### Sun Room 9'6" x 6'10" (2.90m x 2.10m)

with space and plumbing for a washing machine., polycarbonate roof, door and windows to rear garden.

### Bedroom 1 10'11" x 8'4" (3.33m x 2.56m)

With window to frontage and excellent range of fitted wardrobe cupboards across one wall.

### Bedroom 2 10'0" x 9'10" (3.06m x 3.00m)

With window to side and fitted wardrobes

### Bedroom 3 9'11" x 9'5" (3.03m x 2.88m)

With window to rear elevation

### Shower Room 6'5" x 5'6" (1.96m x 1.68m)

With window into the sunroom and has a modern suite in white of wc, wash hand basin and double width shower cubicle.

### Outside:

The property is approached onto an extended double width driveway, this continues down the side of the property to where a single sectional garage can be found. Please note the driveway sitting to the side of the property is very narrow to get a modern car down. The front garden has been gravelled for ease of maintenance with shrubs. To the rear there is an enclosed garden having high board fencing to rear and side elevations aiding privacy. The gardens have been done with low maintenance in mind with gravelled sections, paved patio ideal for summer dining/barbeques and a selection of shrubs.

### Services:

Mains electricity, mains water, mains drainage, mans gas, gas fired heating to radiators, windows are mainly upvc double glazed. Broadband speeds Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Flood Risk – Very Low.

### Local authority:

Shropshire council, tax band - B

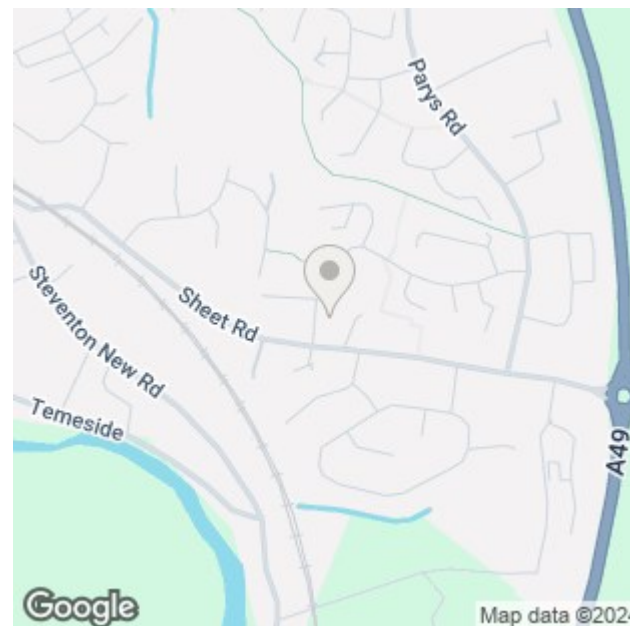
### Viewings

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

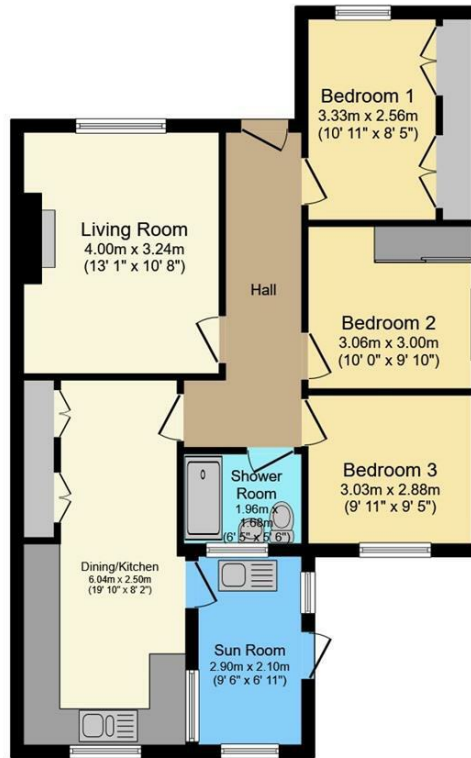
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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## Floor Plans



### Floor Plan

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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