



SAMUEL WOOD

23 Henley Orchards, Ludlow, Shropshire, SY8 1TW

Asking Price £225,000



 3  1  2  E

This 3 bedroom semi-detached house is located in a popular cul-de-sac on the eastern side of Ludlow town. Accommodation which is in need of upgrading and improvements has the benefit of gas fired heating and includes Reception Hall, Cloakroom, Living Room, Dining Room, Kitchen, First Floor Landing with 3 Bedrooms and Bathroom. Outside there are gardens to both front and rear. EPC E

- 3 bedroom semi-detached house
- Popular cul-de-sac location
- Gas fired heating
- Gardens front and rear
- In need of upgrading
- EPC E

Henley Orchards is a popular and mature residential area on the eastern side of this historic market town which is renowned for its architecture, culture and festivals and a good range of shopping, recreational and educational facilities. Accommodation which is in need of improvements is fully described as follows

### Covered Porch

Undereath which is a upper glazed door which opens into

### Reception Hallway

### Cloakroom

Having wc, wash hand basin in white and window to frontage

### Living Room 14'5" x 13'9" (4.4 x 4.2)

Has window to frontage, wall mounted gas fire with back boiler which heats domestic hot water and radiators

### Dining Room 9'2" x 8'10" (2.8 x 2.7)

Has double glazed sliding door to rear garden

### Kitchen 9'2" x 7'10" (2.8 x 2.4)

Has window overlooking rear garden, range of base cupboards, wall cupboards, single bowl single drainer stainless steel sink unit. There is room for cooker, washing machine and fridge freezer and door into pantry cupboard with shelving.

### First Floor Landing

Having window to side, access to roof space and airing cupboard housing the factory insulated hot water cylinder and shelving

### Bedroom 1 11'10" x 10'10" (3.6 x 3.3)

Has window to rear elevation

### Bedroom 2 11'10" x 10'10" (3.6 x 3.3)

Has window to frontage

### Bedroom 3 8'10" x 7'3" (2.7 x 2.2)

Has window to frontage

### Bathroom 7'10" x 5'7" (2.4 x 1.7)

Has window to rear and a suite of wc, pedestal wash hand basin and panelled bath with tiled splash backs

### Outside

The property has an open planned front garden with mature shrubs, pathway to front door. The property would have had driveway parking down the side of the property but the current vendor has put fencing in but this could easily be re-established. The property has an enclosed rear garden with mature trees, a small ornamental pond and a small shed.

### Services

Mains Electricity, Mains Water, Mains Drainage, Mains Gas, Gas Fired Heating to radiators, Telephone to BT regulations

### Agents Note

The property is in need of upgrading and improvements.

### Local Authority

Shropshire Council  
Council Tax Band B

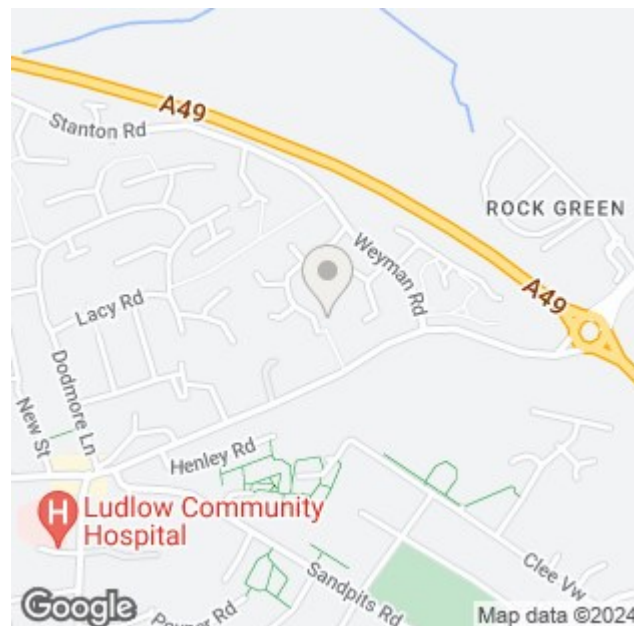
### To View This Property

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

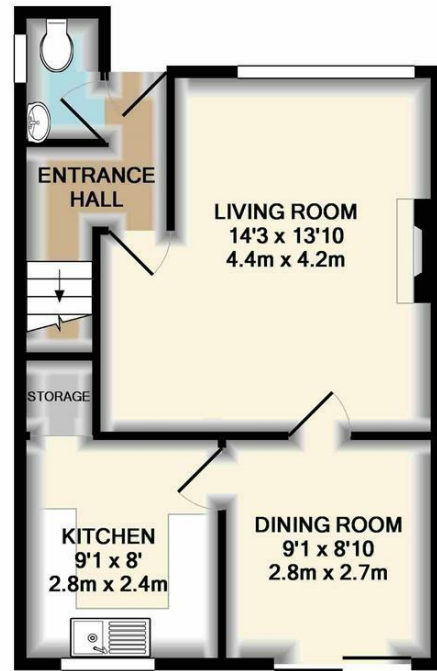
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

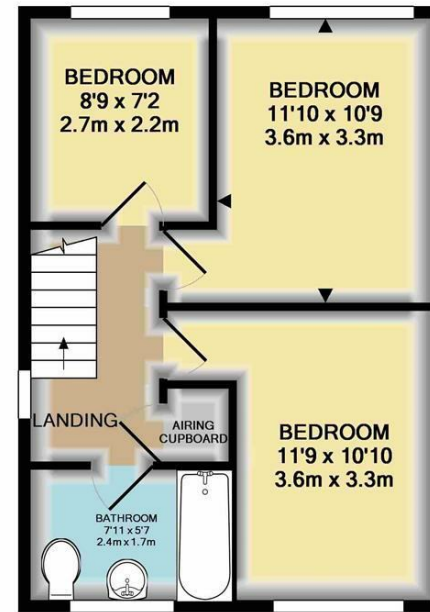
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## Floor Plans



GROUND FLOOR



1ST FLOOR

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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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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