



SAMUEL WOOD

Ty Helen 68 Clee View, Ludlow, Shropshire, SY8 1HY

Asking Price £290,000



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This well presented 2 bedroom, 2 bathroom detached bungalow built in 2022 sits in a tucked away position benefitting from gravelled driveway parking, level and enclosed gardens. Accommodation benefitting from upvc double glazing, gas fired heating and solar panels is worthy of internal inspection and includes: Entrance Hall, open plan and spacious Living Room / Kitchen / Dining Area, 2 Double Bedrooms both with fitted wardrobes, En-Suite Shower Room and House Bathroom. EPC - A

- 2 bedroom, 2 bathroom detached bungalow
- Tucked away position
- Gas heating, double glazing and solar panels
- Nearly new, built in 2022
- Driveway parking and level gardens
- Internal inspection advised

Canopied Porch underneath which is glazed front door opening into

L Shaped Entrance Hall

with access to roof space, ceiling down lighters, oak doors leading off to the accommodation and include useful storage cupboard.

Open plan Kitchen / Dining / Living Room

an exceptional sized room with scores of natural light, window to frontage, high window to side and tri-folding doors out onto the rear garden. The kitchen area has a modern range of matching units with grey fronts, heat resistant work surfaces and splash backs, stainless steel sink unit, electric hob with extractor positioned above, electric oven below, built-in microwave, integrated dishwasher, fridge freezer and extensive ceiling downlighters.

Utility Room

with door to rear elevation, base cupboard matching that of the kitchen, heat resistant work surface and splash backs, stainless steel sink unit, space and plumbing for washing machine and room for further appliance.

Bedroom 1

with window to rear, extensive ceiling downlighters, double doors into wardrobe cupboard with hanging rail.

En-Suite Shower Rail

with window to side, modern suite in white of wc, pedestal wash hand basin and walk-in shower with multi-head shower fitted, extensively tiled walls and floor.

Bedroom 2

with window to frontage, excellent fitted wardrobe cupboards with hanging rail.

House Bathroom

with window to frontage, extensively tiled walls and floor, suite in white of wc, pedestal wash hand basin, panelled bath with shower attachment and shower screen.

Outside

The property is approached through double opening gates onto a gravelled frontage which provides parking. There is high fencing aiding privacy and a personal gate leading over a slab pathway to the front door. In the corner of the garden is a brick edged border and slab pathway then continues to the rear where there is an enclosed garden with high board fencing to both side and rear elevations aiding privacy, paved seating area right across the rear of the bungalow, a smaller second seating area in the corner of the garden, level lawn with border.

Services

mains electricity, mains water, mains drainage, windows are upvc double glazed, gas fired underfloor heating via boiler in the loft, solar panels on the roof with battery back up for reduced energy costs. Flood risk – Low. Broadband speeds – 15 – 80 Mbps

Local Authority

Shropshire Council, tax band - A

Viewings

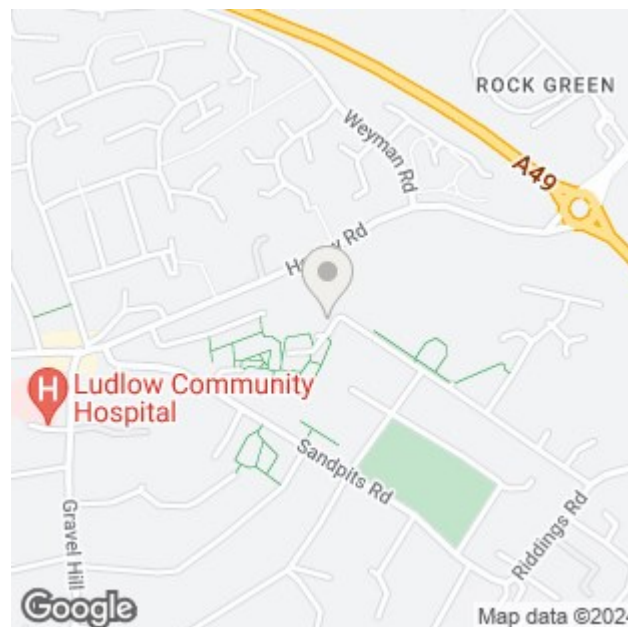
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

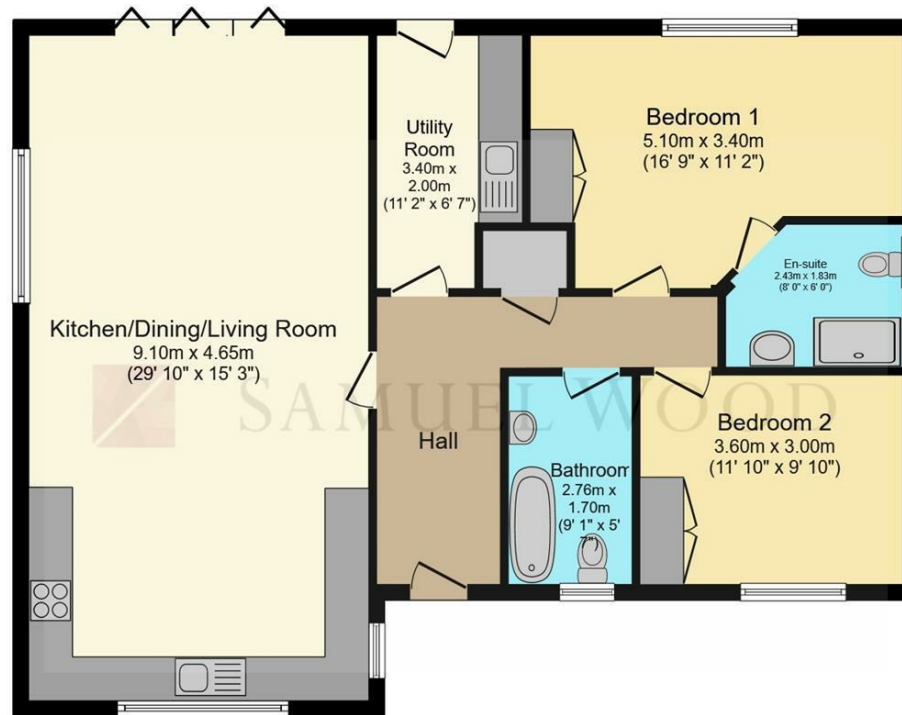
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



Floor Plan

Floor area 97.1 m² (1,045 sq.ft.)

TOTAL: 97.1 m² (1,045 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

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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