



SAMUEL WOOD

6 Riddings Meadow, Ludlow, Shropshire, SY8 1EW

£189,950



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This 2 double bedroom end terraced house sits in a cul-de-sac of similar properties and benefits from double width tarmac driveway, large Garage and enclosed rear garden. Accommodation having gas-fired heating and upvc double glazing includes; Entrance Hall, Kitchen, Living Room, Conservatory, First Floor Landing, 2 Bedrooms and Wet Room. EPC rating D

- 2 Double Bedroom end terraced house
- Cul-de-sac location
- Double width driveway parking and large Garage
- Conservatory to rear
- Enclosed rear garden
- Gas heating and upvc double glazing

Canopied porch

Entrance hallway

having door into understairs storage cupboard.

Kitchen 8'8" x 8'3" (2.65m x 2.52m)

having window to frontage and fitted with a range of matching units with heat resistant work surfaces and tiled splashbacks, stainless steel sink unit. Included in the sale is the gas cooker. There is space and plumbing for washing machine and room for fridge freezer. Housed in the kitchen is the Logic gas-fired wall mounted boiler which heats the domestic hot water and radiators.

Living Room 15'1" x 12'0" (4.60m x 3.66m)

has feature fireplace with attractive surround and a gas fire. Double doors open into

Conservatory 11'9" x 8'6" (3.60m x 2.60m)

which is of upvc construction with polycarbonate roof, double doors out onto the rear garden.

First floor Landing

having access to roof space and door into Airing Cupboard with hot water cylinder and shelving.

Bedroom 1 12'1" x 8'5" (3.70m x 2.58m)

has window to frontage.

Bedroom 2 12'3" x 8'0" (3.74m x 2.46m)

has window overlooking the rear garden.

Wet Room 8'3" x 6'8" (2.54m x 2.05m)

has window to side and a suite in white of pedestal wash handbasin, WC, shower area with Mira shower fitted and tiled splashbacks.

Outside

The property is approached onto a double width tarmac driveway providing parking and there is low fencing to both side elevations. Off the driveway double opening doors open into the properties Garage. The first section having light and power and a small workshop area at the rear. The rear garden with the property is enclosed by high-board fencing to both side and rear elevations aiding privacy. There is a decked seating area off the conservatory, lawned garden, paved seating area at the bottom with gravelled sections for low maintenance.

Services

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators. Windows are upvc double glazed. Approximate Broadband speeds; Basic 17mbps, Superfast 49mbps, Ultrafast 1000mbps. Flood Risk- Low risk.

Local Authority

Shropshire Council
Tax Band A

Viewings

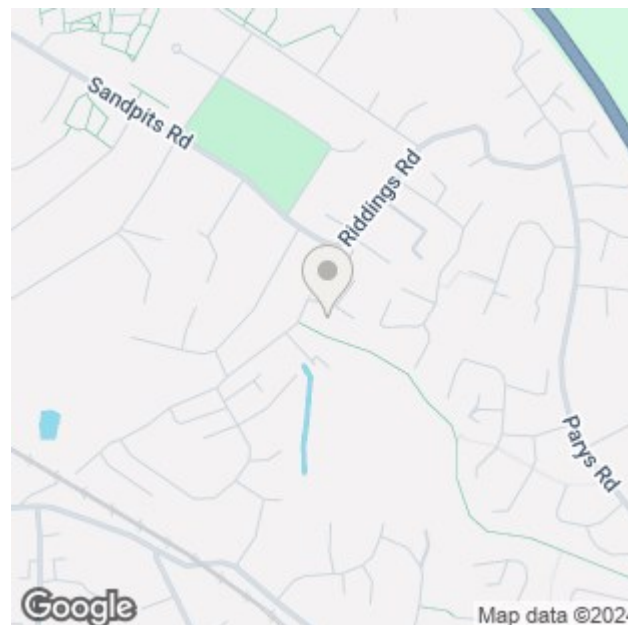
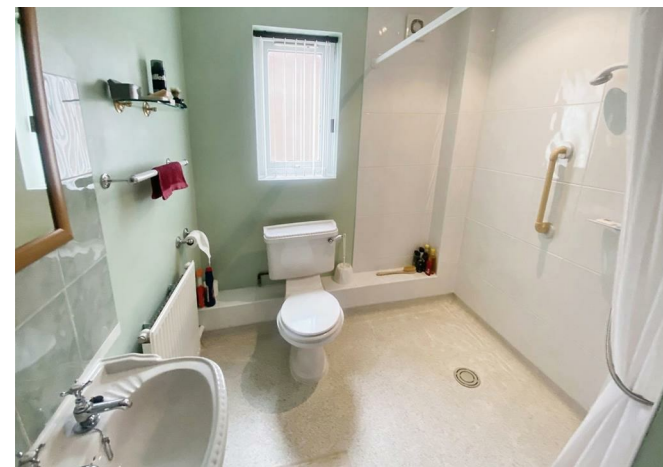
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

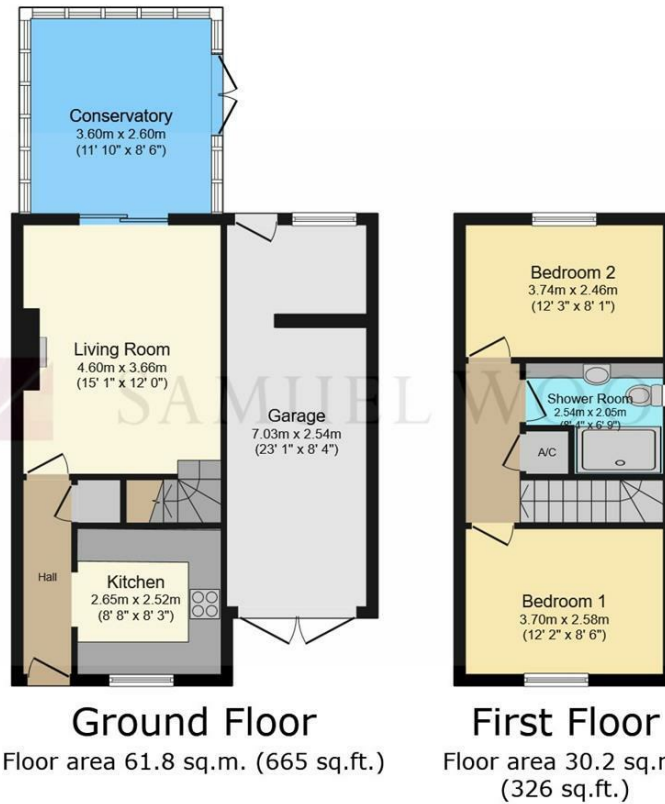
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



TOTAL: 92.1 sq.m. (991 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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