



SAMUEL WOOD

6 Lacy Road, Ludlow, Shropshire, SY8 2NS

Open To Offers £195,000





This 3 bedroom end terraced house sits in a mature residential area within easy reach of Ludlow's town centre. Outside the property enjoys an enclosed garden to both front and rear and further garden area a short distance away. Accommodation in need of improvement but benefitting from gas fired heating and upvc double glazing includes: Entrance Hall, Kitchen / Dining Room, Pantry, Living Room, First Floor Landing, 3 Bedrooms and modernised Shower Room. No onward chain. EPC – on order

- 3 Bedroom End terraced House
- Mature residential area
- In need of modernisation
- Gas heating, upvc double glazing
- Garden front and rear
- Additional garden area a short distance away
- No onward chain

### Recessed Porch

Having quarry tiled floor, front door then opens into

### Entrance Hall

with fitted cupboard

### Kitchen / Dining Room 15'10" x 9'6" (4.85m x 2.90m)

Having 2 windows to rear elevation and door to a rear porch. Kitchen area has a stainless steel sink unit with cupboards beneath. There is a door into a pantry cupboard with space and plumbing for washing machine, extensive shelving and the Worcester wall mounted gas fired boiler is housed here and heats domestic hot water and radiators. The dining area has ample room for table and chairs.

### Sitting Room 13'1" x 12'6" (4.00m x 3.82m)

Has window to front elevation and a feature chimney breast with wooden fire surround and electric fire fitted.

### First Floor Landing

Access to roof space and double doors into linen cupboard with radiator and shelves.

### Bedroom 1 12'5" x 10'9" (3.80m x 3.30m)

Having 2 windows to frontage.

### Bedroom 2 12'5" x 6'10" (3.80m x 2.10m)

Has window to rear elevation with a lovely view across the rooftops and a useful alcove.

### Bedroom 3 12'7" x 6'0" (3.86m x 1.84m)

Has window to frontage.

### Shower Room 6'1" x 5'5" (1.86m x 1.66m)

Having window to rear, modernised suite in white of pedestal wash hand basin, wc and double width shower cubicle with shower fitted and tiled splashbacks.

### Outside

The property is approached through into enclosed front garden with boarded fencing to both front and side elevations. Slab pathway leads to the front door, there is a lawned garden with attractive borders. Concrete pathway then leads down the side of the property passing a further flowering border through a gate into the rear garden. The garden nearest the house has been paved for ease of maintenance and is enclosed by boarded fencing. There is then a shared pathway which leads to a second garden area, this is enclosed by hedging and fencing, a garden shed and in the main is laid to lawn.

### Services

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, windows are upvc double glazed. Broadband speeds – 15 Mbps, 80 Mbps, 1000 Mbps. Flood Risk – No Risk.

### Local authority

Shropshire Council

Tax band - B

### Viewings

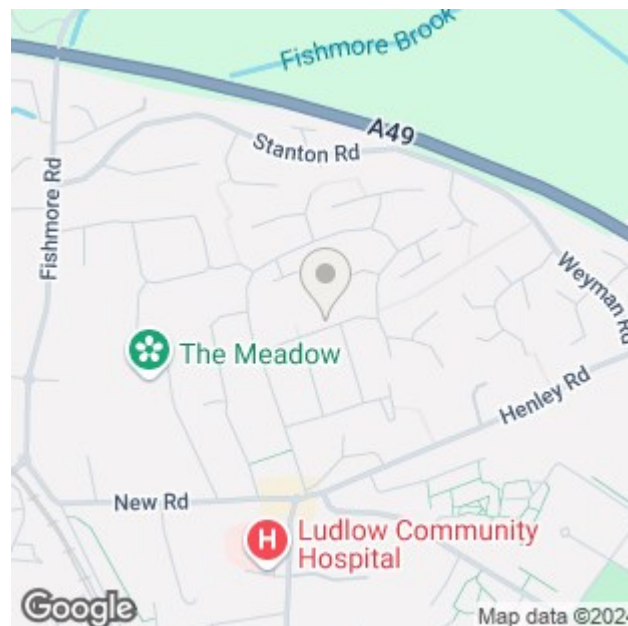
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

### Referrals

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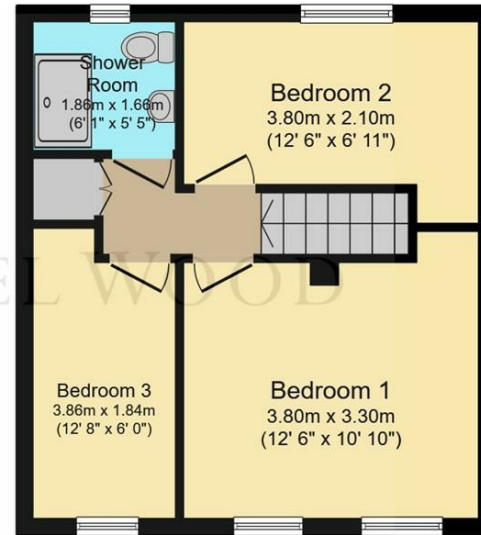


## Floor Plans



### Ground Floor

Floor area 39.9 sq.m. (429 sq.ft.)



### First Floor

Floor area 36.7 sq.m. (395 sq.ft.)

**TOTAL: 76.6 sq.m. (825 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)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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