



SAMUEL WOOD

8 Stanton Road, Ludlow, Shropshire, SY8 2LR

Asking Price £289,950



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This spacious three-bedroom detached bungalow sits in a mature and well-respected residential area, having excellent driveway parking, garage and good-sized gardens both front and rear. Accommodation, benefiting from UPVC double glazing and gas fired heating includes Entrance Hall, Living Room open plan through to Dining Room, Kitchen, Conservatory, three Bedrooms, Bathroom, separate WC and Side Passage Epc Rating D

- Three-bedroom detached bungalow.
- Popular and mature residential area.
- Rooms of spacious proportions.
- Gardens to front and rear.
- Driveway parking and garage.
- No onward chain.

Living Room

Having large window to frontage, smaller window to front side. Feature fire surround with marble inset and gas fire. (Gas fire is not in working order.) Room then opens into

Dining Area

Having further large window to frontage.

Kitchen

Having range of matching units, heat resistant work surfaces, stainless steel sink unit. Free-standing cooker which is included in the sale and a fridge. There is a door into the boiler cupboard housing the baxi wall mounted gas fired boiler which heats domestic hot water and radiators and with some shelving. Pantry cupboard with shelves, window and door open into

Side Passageway

which is UPVC construction. Doors to both front and rear.

Conservatory

Overlooks the rear garden is of UPVC construction with polycarbonate roof and tiled floor.

Bedroom 1

Having window to rear garden and across one wall an excellent range of fitted wardrobe cupboards.

Bedroom 2

Has window into rear conservatory.

Bedroom 3

Has window to rear garden.

Bathroom

Has window to side, suite in white of pedestal wash handbasin, panelled bath with shower screen, shower over and tiled splashbacks. Separate WC with further window to side and WC in white.

Outside

The property is approached over a tarmac driveway, which provides parking for three cars. The front garden with the property is predominantly laid to lawn, with a selection of mature shrubs and a cherry tree. Off the driveway up and over door leads into the properties garage, having a concrete floor and door to rear elevation light and power fitted.

The rear garden is enclosed by high board fencing to both side and rear elevations aiding privacy. The garden has been landscaped with low maintenance in mind with paved seating areas off the conservatory and a pergola. Steps then up onto a predominantly gravelled and paved second tier, and then three further steps onto the top section of garden, again with gravelled sections, small patio, garden shed and a selection of mature shrubs and plants.

Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are UPVC double glazed

Broadband Speeds:
Basic: 15Mbps
Superfast: 80Mbps
Ultrafast: 1000Mbps

Agents Note

The roof has had spray foam insulation and as a consequence the majority of mortgage lenders would not provide a mortgage on the property. A quote has been provided by a local roofing contractor to remove the foam and can be provided by the office.

Local Authority

Shropshire Council, Council Tax Band C

To View This Property

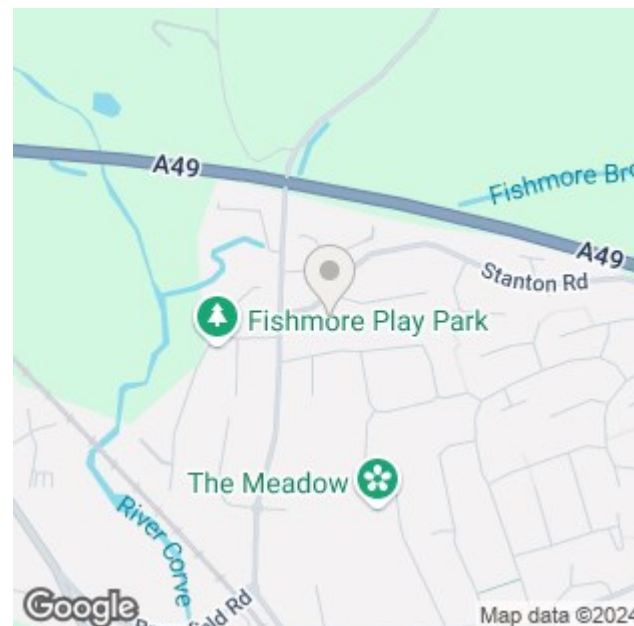
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

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

Referrals

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Floor Plan

Floor area 125.4 sq.m. (1,350 sq.ft.)

TOTAL: 125.4 sq.m. (1,350 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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