



SAMUEL WOOD

69 Downton View, Ludlow, Shropshire, SY8 1JG

Asking Price £265,000



 3  2  2  C

This 3 / 4 bedroom semi-detached house sits in a popular and mature residential area on the Eastern side of the town. The property enjoys a large garden sitting to both front and rear, excellent parking on its' own driveway and has previously had planning permission for an extension. Accommodation, well presented, benefitting from upvc double glazing and gas fired heating includes: Entrance Hallway, Living Room, large L-shaped Kitchen / Diner, Bedroom 4 / further Reception Room, Shower Room, Cloakroom, First Floor Landing with 3 Bedrooms and House Bathroom. EPC Rating – C

Downton View is a mature residential area sitting on the Eastern side of the town and this delightful home has a generous garden, ideal for family or early retirement. Easily accessible into Ludlow's historic town centre where a good range of shopping, recreation and educational facilities can be found.

Front door opens into

Entrance Hallway

with oak flooring

Cloakroom

with window to front side and a suite in white of wash hand basin and wc

Living Room 12'1" x 12'0" (3.70m x 3.68m)

with window to frontage

Large L-shaped Kitchen / Dining Room 19'8" x 16'8" (6.00m x 5.10m)

with 2 large windows, oak flooring and door to rear garden. The kitchen is fitted with a matching range of units with wood styled fronts to include base cupboards, wall cupboards and drawers, breakfast bar, heat resistant work surfaces, matching splash backs, gas hob with stainless steel splash back, stainless steel extractor fan, adjacent is an electric double oven. Planned space and plumbing for dishwasher and washing machine, room for dryer and fridge freezer. The dining area having ample room for large table and chairs. Door into under stairs storage cupboard.

From the Hallway door leads to

Bedroom 4 / optional Reception Room 19'10" x 9'11" (6.07m x 3.04m)

with double doors out onto the large deck and further window to side

En-Suite Shower Room 6'2" x 4'11" (1.90m x 1.50m)

with double width shower cubicle and wash hand basin with vanity cupboard

First Floor Landing

with window to side and access to roof space

Bedroom 1 12'9" x 12'0" (3.89m x 3.66m)

with window to rear elevation overlooking the large garden

Bedroom 2 9'0" x 8'1" (2.76m x 2.47m)

with window to frontage

Bedroom 3 9'1" x 7'11" (2.78m x 2.43m)

with window to frontage and double doors into wardrobe cupboard with hanging rail and shelving

Bathroom 8'8" x 6'6" (2.65m x 2.00m)

with window to rear elevation and a suite in white of wc, pedestal wash hand basin and panelled bath with shower attachment and tiled splash backs

Outside:

The property is approached onto a tarmac driveway which leads down to the property. There is gravelled additional parking at the top section of the drive, whilst the remainder of the garden is laid to lawn with a tree. Gated access then leads into the rear garden which is an important feature of this home being of an exceptionally good size. There is a large decked seating area, ideal for summer dining / barbecues, gravelled section, large lawn leading to the bottom where mature hedging can be found and an archway leading to a useful working section of the garden.

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators via a combination boiler which sits in the loft above bedroom 4 / reception room, windows are upvc double glazed. Flood risk: very low. Broadband speed – 60Mbps

Agents Note:

The current vendors had planning permission to extend the property over the original garage and this was granted back in 2018, however this permission has now lapsed

Local Authority:

Shropshire Council, tax band – C

Tenure:

The property is freehold

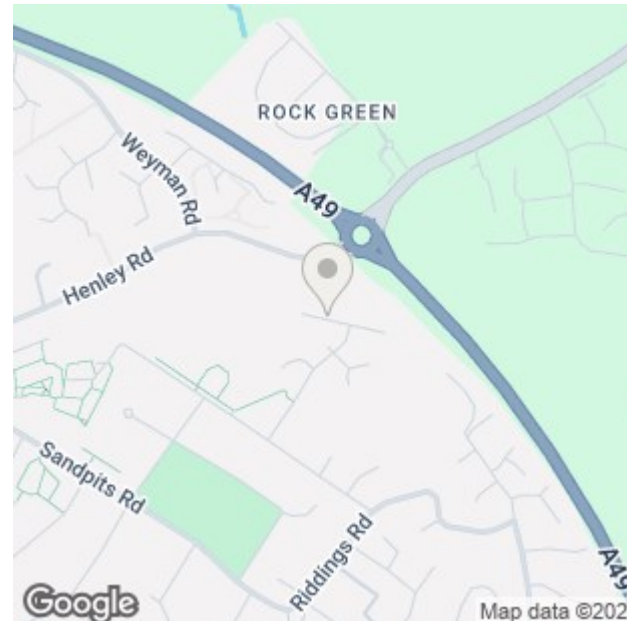
Viewings

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

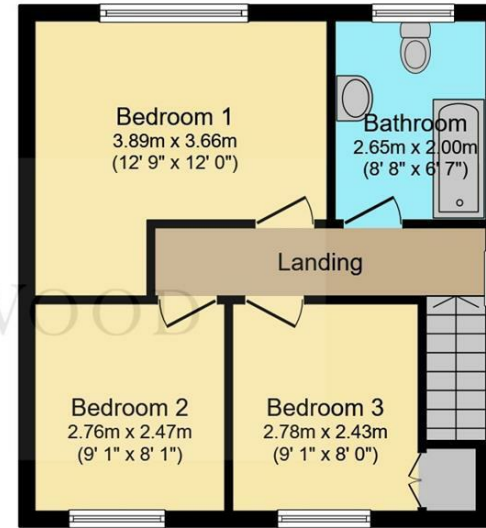
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Floor Plans



Ground Floor



First Floor

Total floor area 105.9 m² (1,140 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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

Tel: 01584 875207 | ludlow@samuelwood.co.uk