



SAMUEL WOOD

28 Riddings Meadow, Ludlow, Shropshire, SY8 1EW

Asking Price £175,000



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This beautifully presented 2 double Bedroom house sits in a well-established residential cul-de-sac enjoying driveway parking to the frontage and an enclosed rear garden. Accommodation, very well presented and benefitting from gas-fired heating, upvc double glazing and oak internal doors includes Reception Hall with store cupboard, well- presented Kitchen, Lounge/ Dining Room, First Floor Landing with 2 Double Bedrooms and modern Bathroom. EPC rating C.

- 2 Double Bedroom house
- Cul-de-sac location
- Driveway parking and enclosed rear garden
- Oak internal doors
- Modern Kitchen and Bathroom
- Upvc double glazing and gas central heating.

Canopied porch underneath which is the front door which opens into

Reception Hallway

with Oak doors. Understairs storage cupboard.

Kitchen 8'9" x 8'3" (2.68m x 2.53m)

having window to frontage, nicely fitted with a modern range of matching units with wood styled fronts, heat resistant work surfaces, tiled splashbacks. Integrated induction hob with extractor positioned above, electric double oven below. Stainless steel sink unit, integrated dishwasher, space and plumbing for washing machine, room for a freestanding fridge freezer. Also housed in the kitchen and wall mounted is the Ideal Gas-fired boiler which heats the domestic hot water and radiators and is integrated into one of the units.

Lounge / Dining Room 14'11" x 12'1" (4.56m x 3.69m)

has ample room for a three-piece suite and table and chairs. There are sliding double glazed doors to rear elevation and a feature fireplace with wooden surround.

First floor Landing

having access to roof space with drop down ladder. Oak doors then lead off to

Linen Cupboard

with radiator and shelving.

Bedroom 1 12'1" x 8'8" (3.70m x 2.66m)

having window to frontage. Across one wall are excellent wardrobe cupboards with hanging rail and shelves.

Bedroom 2 12'1" x 8'7" (3.70m x 2.62m)

has window overlooking the rear garden.

Bathroom 9'0" x 5'10" (2.76m x 1.80m)

has a suite in white of pedestal wash handbasin, WC, panelled bath with shower screen, shower over and tiled splashbacks.

Outside

The property is approached onto a tarmac driveway which provides parking with low brick walls denoting the boundary with a couple of steps leading to the front door. The rear garden with the property is well presented and enclosed by high board fencing and mature hedging aiding privacy. There is a paved seating area at the back of the house, steps then lead up passing a gravelled section of garden with mature shrubs and in turn leads to a lawned garden again with shrubs. At the rear of the garden is gated access around the terrace of properties.

Services

mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators. Windows are upvc double glazed. Approximate Broadband speeds 16-45 mbps.

Local Authority

Shropshire Council

Council Tax

Band A

Viewings

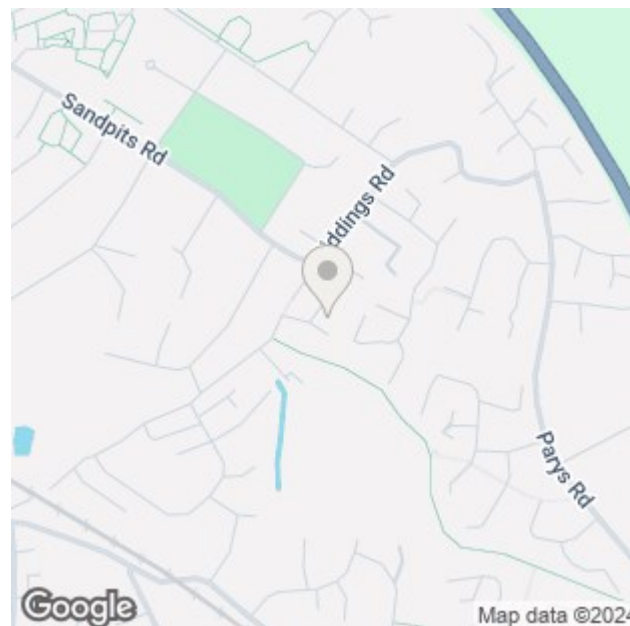
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

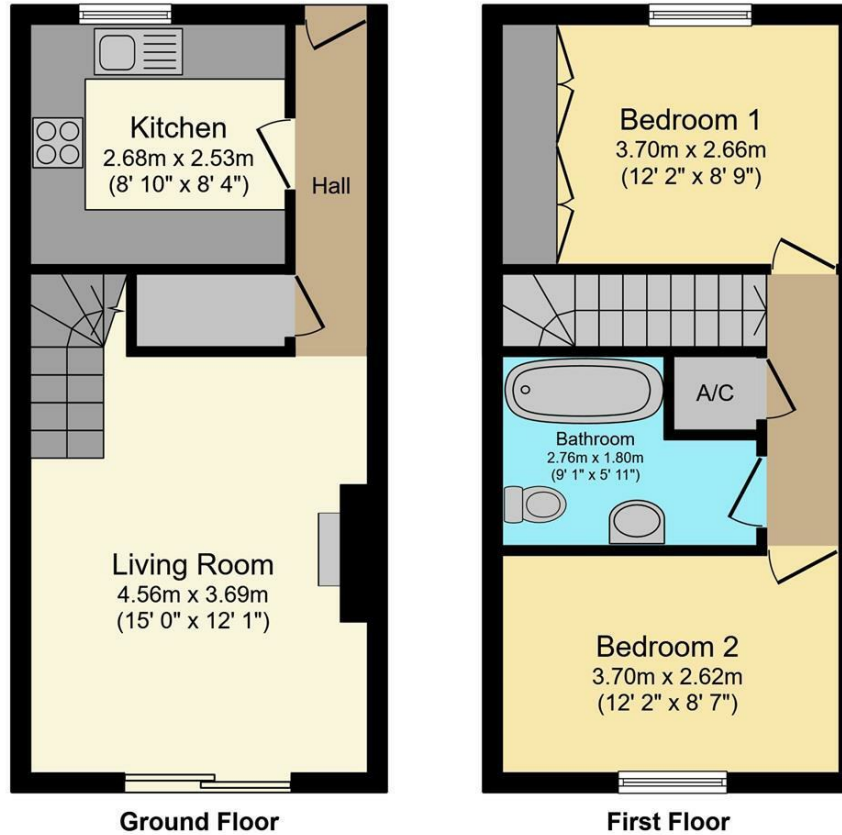
For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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