

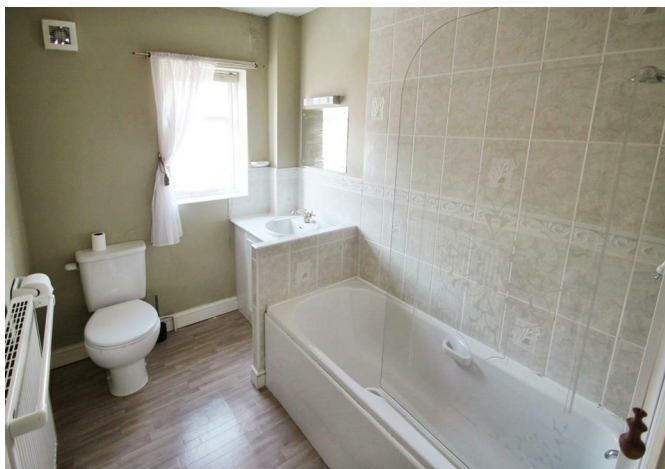


SAMUEL WOOD

33 Friars Garden, Ludlow, Shropshire, SY8 1RX

Asking Price £274,000





Located in a desirable residential area within a short walk of Ludlow's historic town centre sits this 3 bedroom end-terraced house benefitting from enclosed rear garden, Garage and driveway parking. The accommodation benefits from gas-fired heating and double glazing, entrance hall, living room, inner hallway with cloakroom and store cupboard, kitchen/dining room, first floor landing with 3 bedrooms and bathroom.



- 3 bedroom end-terraced house
- Close proximity to Ludlow's town centre
- Enclosed garden
- Garage and driveway parking
- Gas heating and double glazing
- No onward chain

Friars Garden is a desirable and popular residential area within a short walk of Ludlow's bustling and historic town centre.

Front door opens into:

#### Entrance Hall

Leading into

#### Living Room 15'1" x 14'5" (4.60m x 4.40m)

Having window to frontage and feature fireplace with flame effect gas fire.

#### Inner Hallway

having a good sized walk-in storage cupboard

#### Cloakroom

with wash hand basin and WC

#### Kitchen/Dining Room 15'1" x 12'1" (4.60m x 3.70m)

has window and double opening doors out onto rear garden and room for table and chairs. The kitchen area is fitted with a range of base cupboards, wall cupboards and drawers. Ceramic sink unit, gas hob with electric oven below. Space for washing machine and room for fridge freezer.

#### First Floor Landing

having door into linen cupboard and there is also access to roof space and housed in the roof space is the recently replaced gas fired boiler which heats domestic hot water and radiators.

#### Bedroom 1 14'1" x 8'2" (4.30m x 2.50m)

has window to rear.

#### Bedroom 2 12'5" x 8'10" (3.80m x 2.70m)

has window to frontage.

#### Bedroom 3 8'10" x 6'6" (2.70m x 2.00m)

has window to rear.

#### Bathroom 8'10" x 5'10" (2.70m x 1.80m)

has a suite in white that includes W/C wash hand basin and panelled bath with shower screen and shower over and window to frontage.

#### Outside

The property sits tucked away in this popular residential location. Sitting opposite the house, there is a block of garages for which this property has one and parking sits in front of the garage. Gated access then leads into the rear garden which is enclosed with high board fencing and walling aiding privacy. Right across the rear of the house there is a flag stone terrace seating area. There are then further gravelled areas and steps leading to a top section of garden.

#### Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators with a recently upgraded boiler. Windows are double glazed. Broadband Speed: Basic 19 Mbps, Superfast 80 Mbps Flood Risk: none

#### Tenure

The property is freehold.

#### Local Authority

Shropshire Council

Council Tax Band: C

#### 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)

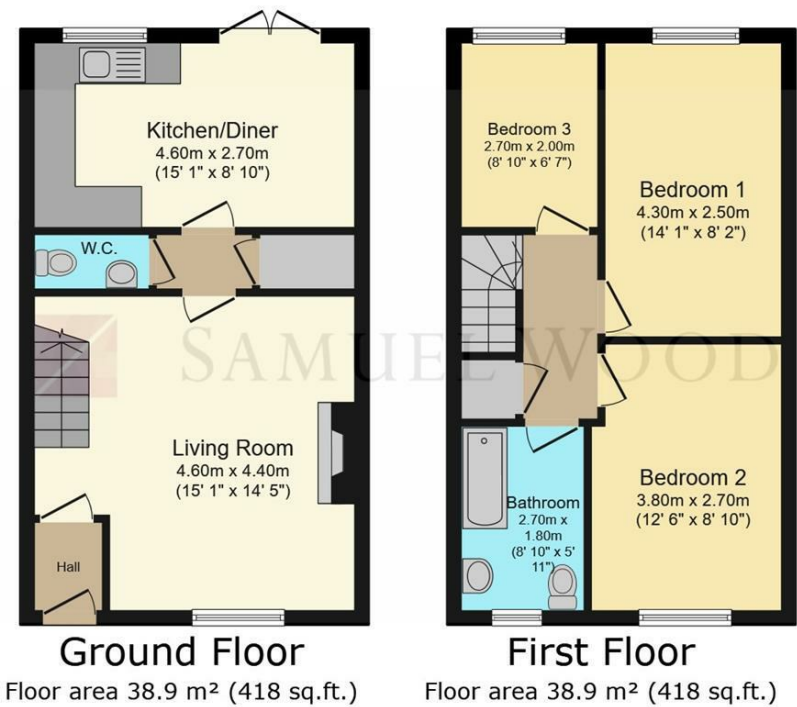
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

#### Referrals

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Floor Plans



TOTAL: 77.7 m<sup>2</sup> (837 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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