



SAMUEL WOOD

| The Courtyard, 19 Lower Galdeford, Ludlow, Shropshire, SY8 1RN

Offers In The Region Of £135,000





This 2 Bedroom house enjoys a tucked away location on Lower Galdeford with everything you need on the doorstep. The property which benefits from double glazing and gas fired heating has accommodation to include Kitchen/Living Room, 2 Bedrooms, Shower Room and a good size courtyard Garden. EPC D

- Town Centre Location
- 2 Bedrooms
- Courtyard garden
- Gas central heating

### Kitchen/Living Room 17'9" x 16'0" (5.42m x 4.88m)

The kitchen has laminate floor and a range of matching units to include base cupboards wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. Single bowl sink drainer unit, integrated fridge and planned space for washing machine. The Living area is carpeted with a wall mounted radiator and window to front and side elevations.

Staircase rises to

### First Floor landing

With fitted storage cupboard

### Bedroom 1 9'7'4" x 6'8" (3.04m x 2.04m)

With wall mounted radiator and door into fitted storage cupboard housing the Gas fired boiler. Two windows to side elevation and Velux to frontage.

### Bedroom 2 7'10" x 6'7" (2.41m x 2.01m)

With wall mounted radiator and window to frontage.

### Shower Room 6'5" x 5'5" (1.98m x 1.67m)

With WC, pedestal wash hand basin, shower unit in white and heated towel rail.

### Outside

The property enjoys a good sized courtyard garden to frontage graveled for ease of maintenance, outside tap to the side elevation and boundaries are made up of walls and high board fencing to aid privacy.

### Services

Mains electricity, water, drainage and gas.  
Broadband Speeds: Basic 19 Mbps Superfast: 80 Mbps  
Ultrafast: 1000 Mbps

### Local Authority

Shropshire Council  
Tax band: A

### Tenure

Freehold

### To View This Property

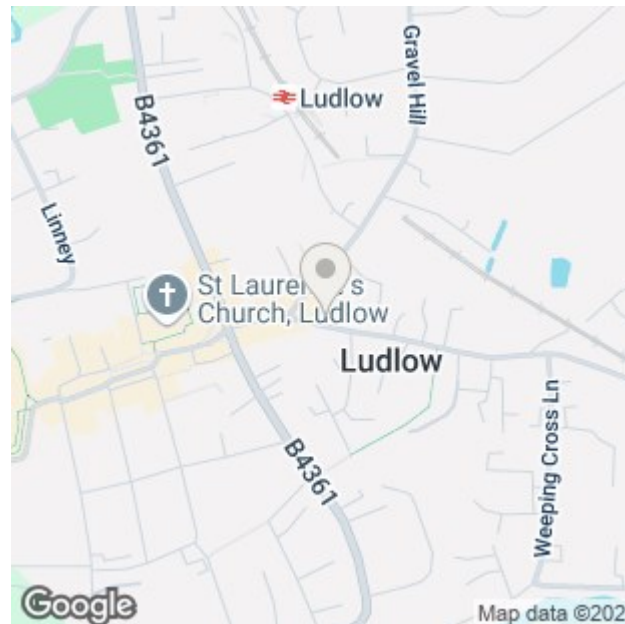
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

### Referrals

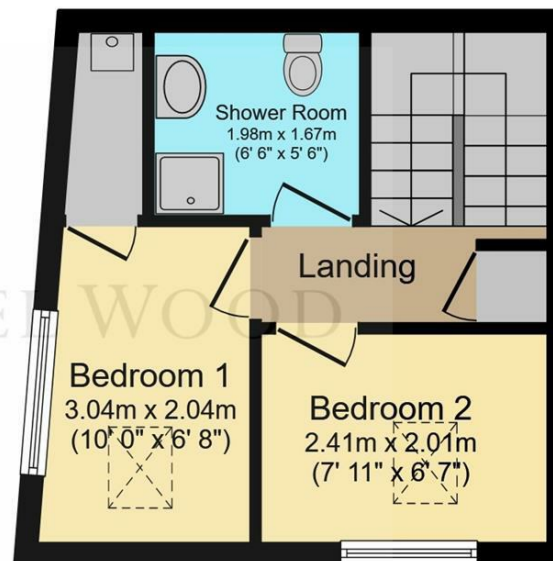
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## Floor Plans



Ground Floor



First Floor

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

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