



SAMUEL WOOD

16 The Wildings, Ludlow, Shropshire, SY8 1EP

Asking Price £159,950



This 2 bedroom terraced house sits in a small cul de sac of similar properties within easy reach of Ludlow's historic town centre. Outside the property enjoys driveway parking and an enclosed rear garden. Accommodation benefitting from upvc double glazing and gas fired heating includes: Entrance Hall, Lounge / Dining Room, Kitchen, First Floor Landing, 2 Bedrooms both with fitted wardrobes and House Bathroom.

- 2 bedroom terraced house
- Small cul de sac
- Upvc double glazing and gas fired heating
- Driveway parking
- Enclosed rear garden
- Ideal first time or investment buy

### Canopied Porch

with upper glazed front door opening into

### Entrance Hall

with door into useful downstairs storage cupboard

### Lounge / Dining Room 17'1" x 11'8" (5.23m x 3.58m)

with double doors out onto the rear garden

### Kitchen 8'6" x 7'10" (2.60m x 2.40m)

with window to frontage, nicely fitted with a range of matching units with cream coloured fronts, heat resistant work surfaces and tiled splash backs, stainless steel sink unit, stainless steel gas hob with extractor positioned above, electric oven below, space and plumbing for a washing machine, slimline dishwasher and room for fridge freezer. The Worcester wall mounted gas fired boiler is housed in here and heats domestic hot water and radiators

### First Floor Landing

with access to roof space and door into airing cupboard with hot water cylinder and shelves

### Bedroom 1 11'6" x 10'9" (3.53m x 3.28m)

with window overlooking the rear garden, wardrobe cupboard with hanging rail and shelving

### Bedroom 2 11'3" x 6'1" (3.45m x 1.87m)

with window to frontage and open fronted wardrobe cupboard with hanging rail and shelving

### Bathroom 7'10" x 5'2" (2.40m x 1.59m)

with window to frontage and a suite in white of wc, pedestal wash hand basin and panelled bath with shower over, shower screen and tiled splash backs

### Outside:

The property is approached onto a bricked driveway providing parking for a car. The remainder of the frontage has been gravelled for low maintenance and there is open fencing to both sides of the frontage. The rear garden is enclosed by high board fencing aiding privacy, there is a paved patio nearest the house, central small lawn, small garden shed and gravelled section at the top. Gated access then leads round the terrace of properties back to the frontage.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – Very low. Broadband speed 15 – 80 Mbps.

### Local Authority:

Shropshire, tax band - A

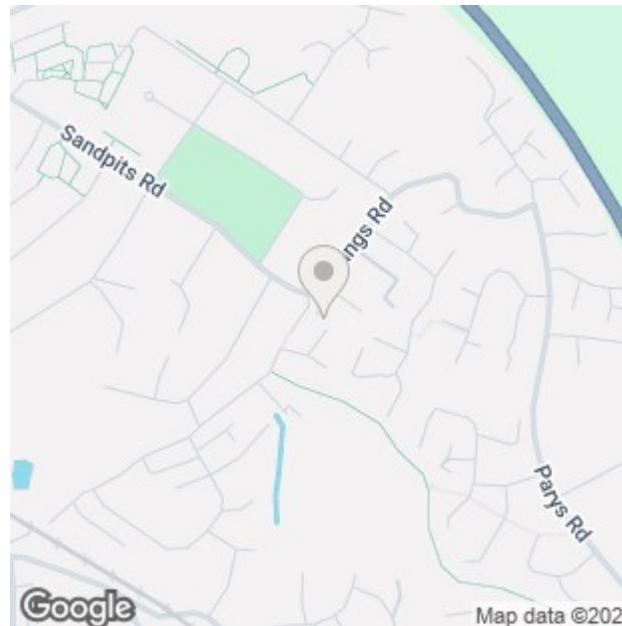
### Viewings

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

Or you can email us at [ludlow@samuelwood.co.uk](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

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## Floor Plans



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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