



SAMUEL WOOD

18 Sycamore Close, Ludlow, SY8 2PE  
Offers In The Region Of £185,000





This 2 bedroom house is located within a popular residential area in Ludlow, the property benefits from upvc double glazing and has electric heating with accommodation that includes Reception Hall, Living Room, Kitchen, 2 Double Bedrooms, Bathroom, Gardens front and rear, parking and a Garage. EPC D



- 2 Bedrooms
- Garage & Off Road Parking
- Recently Refitted Bathroom
- Front & Rear Garden

### Covered Porch

with front door opens into

### Reception Hallway

### Living Room

having 2 wall mounted electric heaters, door into understairs storage cupboard and upvc double glazed window to frontage taking in some lovely views of the surrounding Shropshire countryside

### Kitchen

having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, planned space for cooker, fridge freezer and washing machine and room for dining table and chairs for up to 4 people. Upvc double glazed window to rear elevation and door opening to rear garden

staircase to

### First Floor Landing

having door into airing cupboard with hot water cylinder and shelving fitted

### Bedroom 1

having wall mounted electric heater and upvc double glazed window to frontage

### Bedroom 2

having wall mounted electric heater and upvc double glazed window to rear elevation

### Bathroom

having wc, wash hand basin and bath in a modern suite of white, extensively tiled walls and upvc double glazed window to rear elevation

### Outside

The front garden is laid to lawn with steps leading to the front door and gated side access to the rear garden which has a sleeper wall terrace and steps then leading up to further lawned areas and further gated side access then leading up to the garage

### Services

Mains electricity, mains water and mains drainage. Flood risk – very low. Broadband speeds 14 – 80 Mbps

### Tenure

Freehold

### Local Authority

Shropshire Council

Tax Band - A

### Viewings

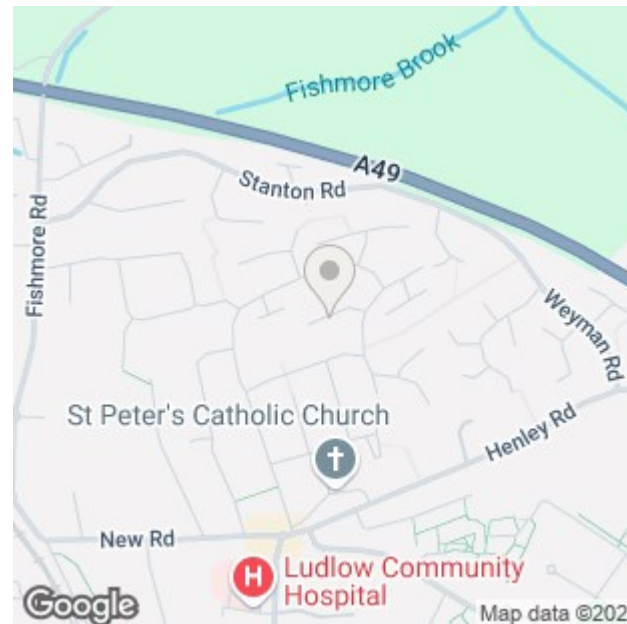
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

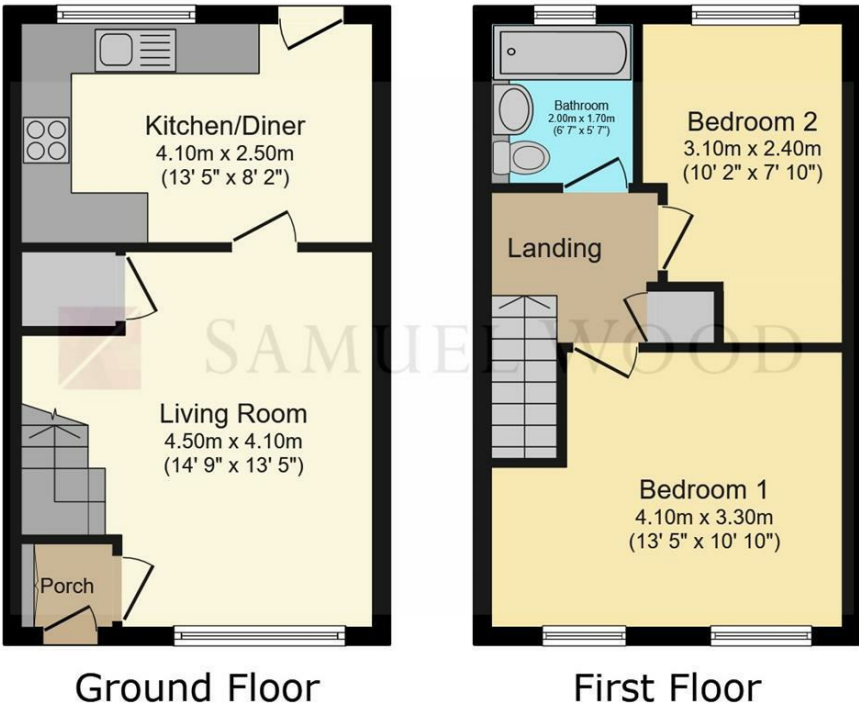
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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



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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