



18 Sycamore Close, Ludlow, SY8 2PE Offers In The Region Of £165,000

















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 I

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 $14-80~{\rm Mbps}$

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 or visit our web site at 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



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW Tel: 01584 875207 | ludlow@samuelwood.co.uk





