



SAMUEL WOOD

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



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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

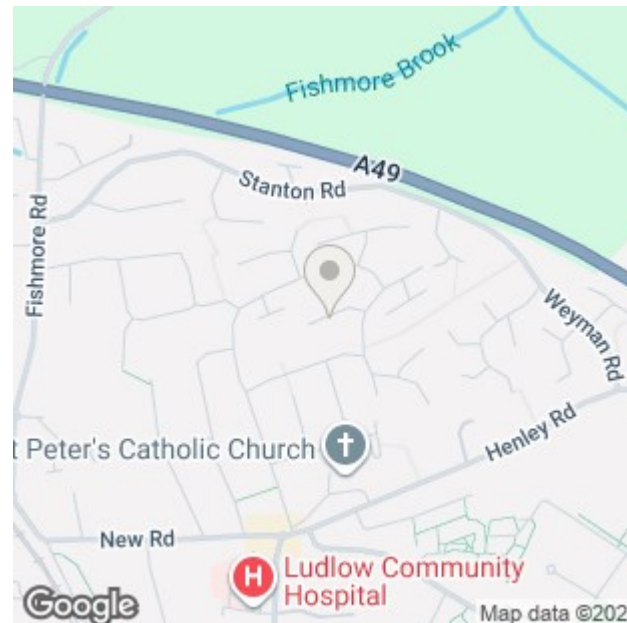
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

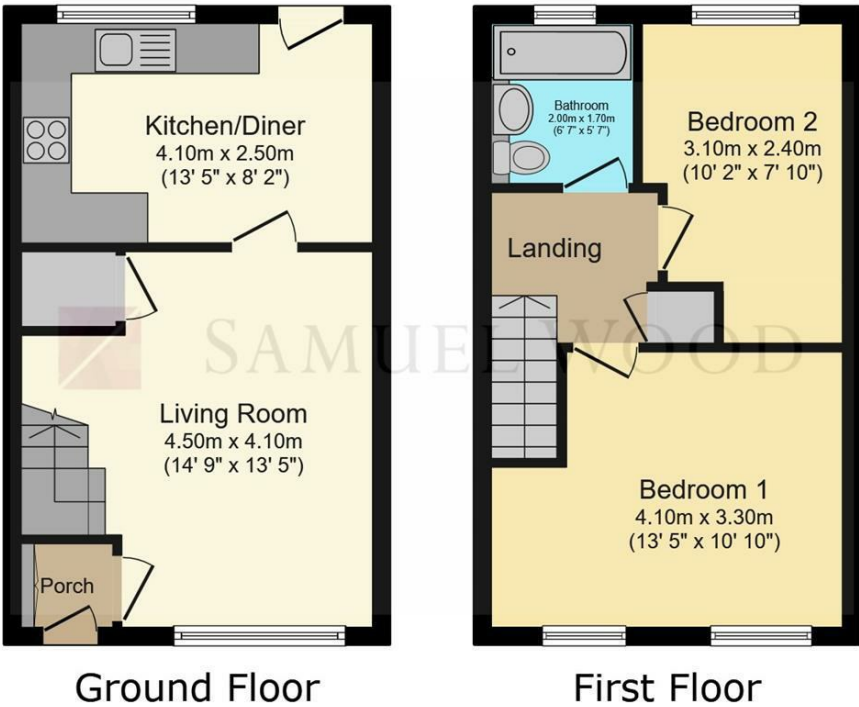
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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



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

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