



SAMUEL WOOD

9, Clee View, Ludlow, SY8 1HU  
Offers In The Region Of £139,500



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This 3 bedroom semi detached house is located within a popular residential area of eastern Ludlow. The property which is in need of mordermisation benefits from double glazing and gas heating has accommodation to include Reception Hall, Sitting Room, Living Room, Kitchen, 3 Bedrooms, Bathroom, Garage and outside the property enjoys gardens front and rear along with driveway parking. EPC D

- 3 Bedroom Semi Detached House
- Good Size Garden
- In Need of Improvement
- 2 Reception Rooms
- Good Location
- Garage & Driveway Parking

Front door opens into

### Spacious Reception Hallway

Having wall mounted radiators and understairs storage, door then opens into the

### Sitting Room 10'11" x 9'9" (3.34m x 2.98m)

Having wall mounted radiator and upvc double glazed window to rear elevation

### Living Room 15'9" x 10'11" (4.82m x 3.34m)

Having feature fireplace and gas fire fitted, door into storage cupboard with shelving and fitted wall mounted radiator and upvc double glazed window to rear elevation.

### Kitchen 12'1" x 6'10" (3.69m x 2.09m )

Having a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. There is an integrated four ring electric hob with oven, single bowl, single drainer sink unit, planned space for washing machine, fridge and freezer, wall mounted radiator and upvc double glazed window to frontage. Integral door opening into the

### Garage 23'0" x 10'4" (7.02m x 3.15m )

Providing fantastic storage with up and over door, light and power fitted access door to front and rear garden and window to rear elevation.

### Staircase off the Reception Hall

Rises to first floor landing with wall mounted radiator and window to frontage.

### Bathroom 6'10" x 6'0" (2.09m x 1.85m)

Having suite in green of wc, pedestal wash hand basin and bath with electric shower above, wall mounted radiator and upvc double glazed window to side elevation.

### Bedroom 1 13'11" x 10'11" (4.26m x 3.35m )

Having door into storage cupboard housing the Worcester Bosch gas fired boiler, wall mounted radiator and upvc double glazed window to rear elevation.

### Bedroom 2 11'9" x 10'11" (3.60m x 3.35m)

Having fitted wardrobes with shelving, wall mounted radiator and upvc double glazed window to rear elevation.

### Bedroom 3 10'7" x 6'11" (3.23m x 2.11m)

Having wall mounted radiator, door into fitted wardrobe with hanging rail and shelf and upvc double glazed window to frontage.

### Services:

Mains electricity, mains water, mains drainage and mains gas, gas fired heating to radiators, approximate Broadband speeds - Basic: 15 Mbps Superfast: 75 Mbps Ultrafast: 1000 Mbp Flood Risk – very low.

### Local Authority

Shropshire Council  
Tax Band - A

### Tenure

Freehold

### Agents Note

Please note that the property is of Concrete sectional construction, therefore obtaining a mortgage could be difficult on the property.

### Viewings

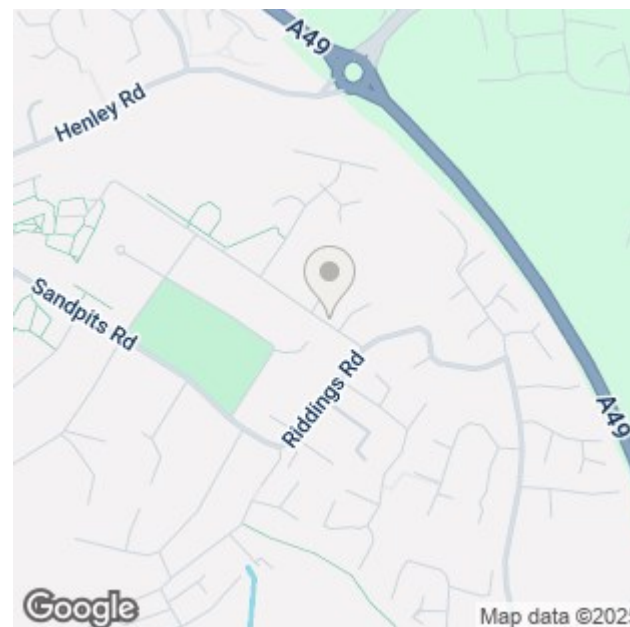
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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)

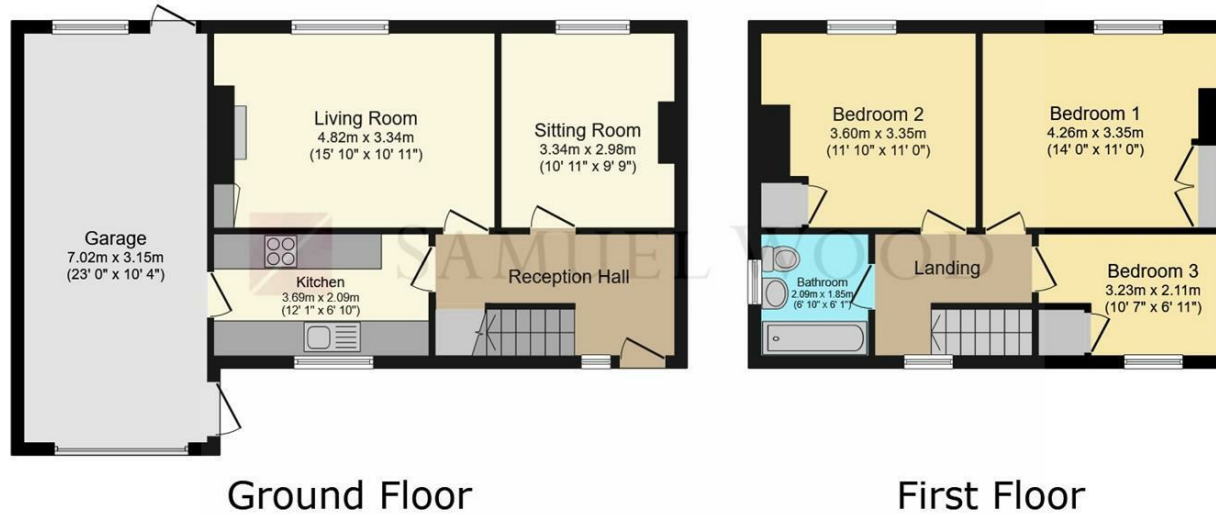
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### 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)

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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)