



4 Station Drive, Ludlow, Shropshire, SY8 2PQ
Offers In The Region Of £230,000

















This 3 Bedroom terraced house boasts an ideal location, the mainline railway station just a short walk away along with a range of other amenities provided by the pretty market town of Ludlow. The property which benefits from gas fired heating has accommodation to include Reception hall, Living Room, Dining Room, Kitchen, Bathroom, 3 Bedrooms, Attic Room. Outside the property has garden to front, courtyard to rear and off road parking, EPC E

- 3 Bedrooms
- 2 Reception Rooms
- Close to Station
- Town Centre Location

Front door opens into the

### Reception Hallway

having wall mounted radiator and window to frontage.

## Living Room

having feature fireplace, wall mounted radiator and bay window to frontage.

### Dining Room

having feature fireplace with tiled hearth, wall mounted radiator, door into storage cupboard and a window to rear elevation.

#### Kitchen

having tiled floor and a range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splashbacks. Single bowl sink and drainer unit. Window to side elevation. Door providing access to

### Rear Porch

with light and power fitted. Windows to rear elevation and door opening to rear courtyard.

#### **Bathroom**

having WC, pedestal wash handbasin and bath in a suite of white. Heated towel rail and 2 windows to rear elevation.

Staircase then rises to the

# First floor Landing.

#### Bedroom I

having feature fireplace, wall mounted radiator and window to front elevation. Access door then to the

### Attic Room

with wall mounted radiator and window to rear elevation.

#### Bedroom 2

having feature fireplace, wall mounted radiator, fitted wardrobes and window to rear elevation.

#### Bedroom 3

having wall mounted radiator and window to rear elevation.

#### Services:

mains electricity, mains water and drainage and mains gas. Gas fired heating to radiators. Approximate broadband speeds; Basic- 17mbps, Superfast- 80mbps, Ultrafast- 1000mbps. Flood Risk – very Low.

## Agents note;

As is common with older terraced properties; there is a right of access across the front of the property for neighbouring houses.

## **Local Authority**

Shropshire Council Council Tax Band B

## Viewings

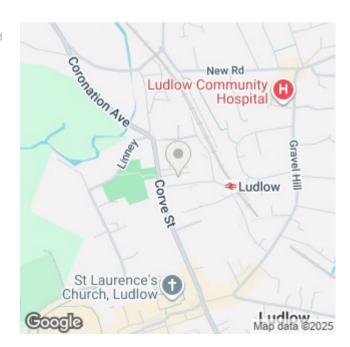
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

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# 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.

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