



SAMUEL WOOD

Highbury Sheet Road, Ludlow, Shropshire, SY8 1LJ

Offers In The Region Of £200,000



This detached 3 bedroom Woolaway bungalow which is of non-traditional construction sits in a non-estate position and enjoys fine views towards Ludlow town centre and the hills beyond. The property sits on a plot extending to 0.27 of an acre and has the potential for modernisation. Pre-planning advice has been sought and is favourable for a replacement dwelling EPC rating F

- 3 bedroom detached bungalow
- Non-traditional construction
- Non estate position close to town
- Fantastic far reaching views
- Plot extending to 0.27 of an acre
- Modernisation or potential for redevelopment

Recessed Porch

with front door and matching side window into

L Shaped Reception Hallway

with wall mounted night storage heater

Living Room

with 2 windows, both to rear elevation and from here a fantastic far reaching view across the roof tops towards Ludlow's historic town centre with a view of St Lawrence's Church and the Castle and Bringewood thereon. The room has a tiled fireplace and wall mounted night storage heater

Kitchen

with window to frontage, access to roof space, heat resistant work surface with cupboards beneath, stainless steel sink unit, planned space for cooker, space and plumbing for washing machine, room for fridge and door into useful pantry cupboard with shelving. Door into airing cupboard housing the factory insulated hot water cylinder and shelving. Door and window into

Conservatory

sitting on the side of the property enjoying the far reaching views, double glazed with polycarbonate roof

Bedroom 1

with window to rear elevation

Bedroom 2

with window to rear and lovely view

Bedroom 3

with window to frontage

Bathroom

with window to frontage and suite in white of bath and wash hand basin, adjacent is a

Seperate Toilet

with window to frontage and wc in white

Outside

The property sits in a non-estate position on Sheet Road within easy reach of Ludlow's historic town centre. The long and narrow plot extends to 0.27 of an acre and is mature with hedging and brick walling to boundaries whilst halfway down the garden there is a useful brick outbuilding.

Services

mains electricity, mains water and mains drainage. Electric heating where listed, windows are in the main double glazed. Mains gas is in the Sheet Road but not connected to Highbury. Flood risk – Very low. Broadband speeds 18 – 80 Mbps.

Local Authority

Shropshire, tax band C

Agents Note

Please note that the property backs onto the railway line

Viewings

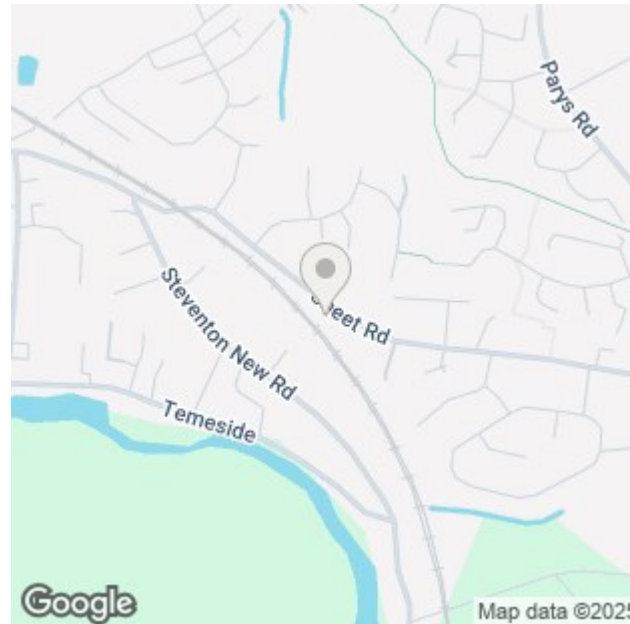
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

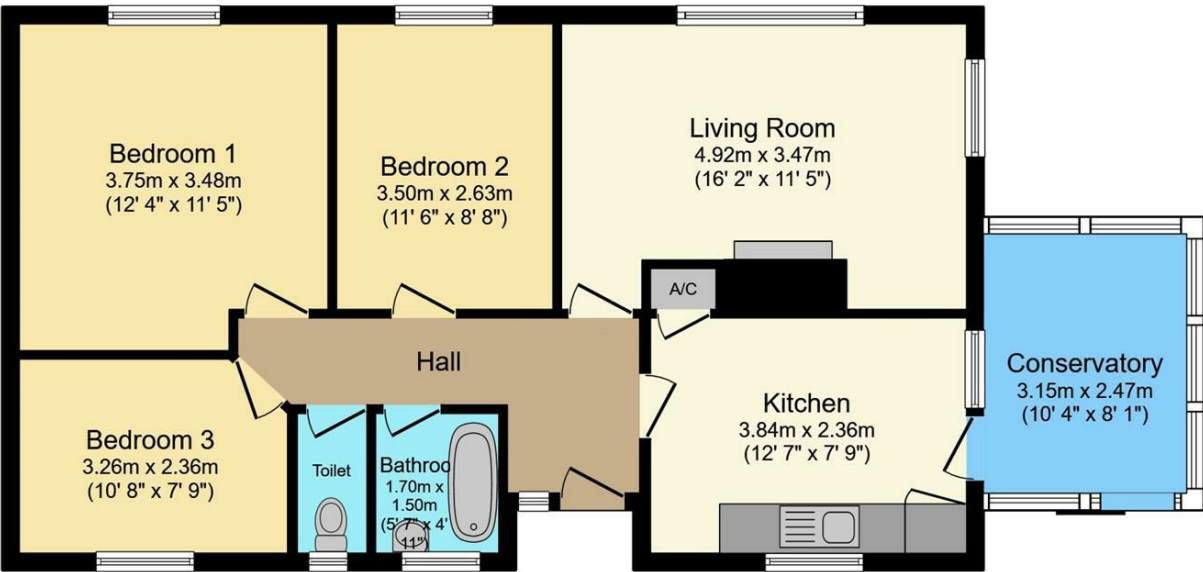
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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



Floor Plan
Floor area 81.0 m² (872 sq.ft.)

TOTAL: 81.0 m² (872 sq.ft.)

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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