



SAMUEL WOOD

Glenhaven Temeside, Ludlow, Shropshire, SY8 1JN

Offers Based On £345,000







# Glenhaven Temeside

Ludlow, Shropshire, SY8 1JN



- Magnificent riverside setting
- 2 bedroom detached bungalow
- Off road parking
- A haven for wildlife
- Walking distance of Ludlow's historic town centre
- Internal inspection essential

This detached 2 bedroom bungalow enjoys a wonderful riverside setting with sightings of otters, kingfishers and salmon to name but a few animals from the garden. The property sits in a convenient location and walkable of Ludlow's town centre, with driveway parking and a very pretty garden. Accommodation briefly includes: Entrance Hall, Living Room, Dining Room onto raised Balcony, kitchen, 2 Double Bedrooms and modern Bathroom. No onward chain



## Front door

with window to frontage opens into

## Entrance Hall

with access to roof space and tiled floor. The gas fired boiler (which has been replaced recently) is housed in the loft and heats domestic hot water and radiators.

## Dining Room 12'8" x 9'5" (3.87m x 2.89m)

with double doors stepping out onto a raised decked seating area with this gorgeous view over the garden and to the river. Archway through into

## Living Room 16'4" x 10'10" (5.00m x 3.32m)

with large picture window having a fantastic view over the garden and the river.

## Kitchen 10'9" x 10'3" (3.30m x 3.14m)

having 2 good sized windows to front elevation, tiled floor matching that of the hallway, fitted with a range of matching units with wood block work surfaces and tiled splash backs. The property has the benefit of a Belling range cooker with extractor positioned above, integrated washing machine, room for a fridge freezer and breakfast bar.



### Hallway

having door out onto the rear garden, access to roof space and double doors into a useful storage cupboard

### Bedroom 1 11'9" x 11'4" (3.60m x 3.46m)

having window to frontage

### Bedroom 2 9'10" x 9'4" (3.00m x 2.86m)

having window with that lovely outlook over the river

### Bathroom 7'9" x 7'3" (2.37m x 2.22m)

having window to frontage and a suite in white of wc with its' cistern inset to work surface, wash hand basin with vanity cupboard, panelled bath with shower screen and shower over

### Outside:

The property is approached onto a tarmacadam driveway which provides parking for 1 large vehicle or 2 smaller cars. There is then a partly covered section where the front door is accessed and high stone wall aiding privacy. There is an enclosed garden to the frontage which has been gravelled for ease of maintenance with stone edged borders with mature shrubs and plants. The rear garden is an important feature of this home as it backs onto the River Teme, with a raised decked seating area off the lounge and off the rear door steps then lead down onto the garden which in main is laid to a lawn with well established borders with an array of plants and shrubs. Picket style fencing to the river side boundary with steps leading to a boat launching area. The location is a haven for wildlife with various sitings of otters, salmon, kingfishers and numerous water birds.

### Agents Note

1. Flood risk – high risk, (the current vendors and their parents previously have not experienced any flooding in the property in the last 50 years, however, the garden does flood.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed.

Broadband speeds: Basic – 17 Mbps, Superfast – 80 Mbps, Ultrafast – 1800 Mbps

### Local Authority:

Shropshire, council tax band - C







## 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

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## Directions





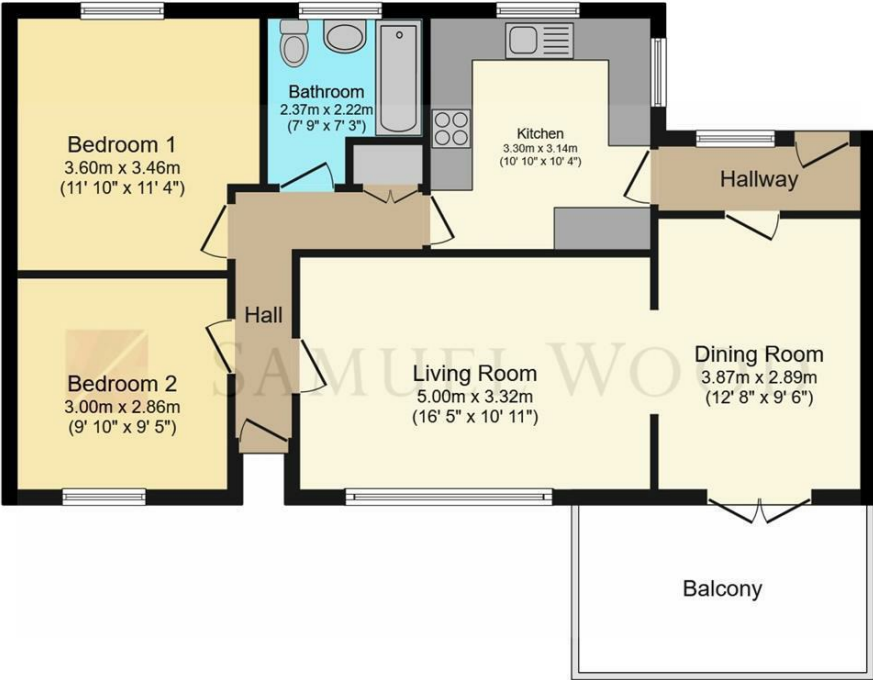








Floor Plans



Floor Plan  
Floor area 74.5 sq.m. (802 sq.ft.)

Total floor area: 74.5 sq.m. (802 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](http://www.Propertybox.io)

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