



SAMUEL WOOD

48 Lower Galdeford, Ludlow, Shropshire, SY8 1RN

Asking Price £250,000



This modern 3 bedroom semi-detached house sits in an extremely convenient location just off Ludlow's town centre and enjoys small gardens to both front and rear. Accommodation, well presented, benefitting from gas fired heating and upvc double glazing includes a spacious entrance hall, living room, kitchen / dining room with pantry and utility cupboard, rear hallway and cloakroom, first floor landing with 3 bedrooms and modernised bathroom. No onward chain. EPC rating C.

- 3 bedroom semi-detached house
- Convenient location into town
- Gardens front and rear
- Gas fired heating and upvc double glazing
- Well presented interiors
- No onward chain

Lower Galdeford is just off Ludlow's town centre and is a short walk into the town core with all of it's facilities.

Upper glazed front door

opens into

Spacious Reception Hallway

Living Room 13'4" x 12'10" (4.08 x 3.92)

with window to front elevation with a deep sill and a most attractive fire surround with flame effect gas fire fitted

Kitchen / Dining Room 16'4" x 9'10" (5.00m x 3.00m)

with window overlooking rear garden, ample room for table and chairs and is fitted with a matching range of units to include base cupboards, wall cupboards and drawers, stainless steel sink unit, planned space for cooker, dryer and fridge freezer.

Door into a useful pantry cupboard with excellent shelving and utility cupboard with space and plumbing for washing machine and further shelving

Rear Porch

with window and door out onto the rear garden.

Cloakroom

with suite in white of wc and wash hand basin and window to rear elevation

First Floor Landing

with access to roof space and door into boiler cupboard which houses the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

Bedroom 1 12'6" x 11'1" (3.83m x 3.40m)

with window overlooking the rear garden and fitted wardrobe cupboard with hanging rail and shelf

Bedroom 2 12'5" x 9'10" (3.80m x 3.00m)

with window to frontage and door into wardrobe cupboard with hanging rail and shelf. The wardrobe could be extended if desired as the current owner has removed a second cupboard on the landing

Bedroom 3 9'2" x 6'8" (2.80m x 2.05m)

with window to frontage, exposed floorboards and wardrobe cupboard with hanging rail and shelf

Modernised Bathroom 7'11" x 6'8" (2.42m x 2.04m)

with window to frontage and a suite in white of wc, wash hand basin and panelled P-style bath with curved shower screen, shower over, tiled splash backs and useful vanity cupboard

Outside:

The property enjoys an enclosed frontage with low retaining wall and wrought iron railings and has been paved for ease of maintenance. Access then leads up the side of the property into the rear garden which has a lawn with flowering borders, small garden shed and is enclosed by hedging and high board fencing aiding privacy

Whilst the property doesn't have any parking there is the option to purchase a town permit for street parking or the Ludlow Mascall Centre opposite does offer a yearly parking permit

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – very low. Broadband speeds – 19Mbps -1800 Mbps

Local Authority:

Shropshire, 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

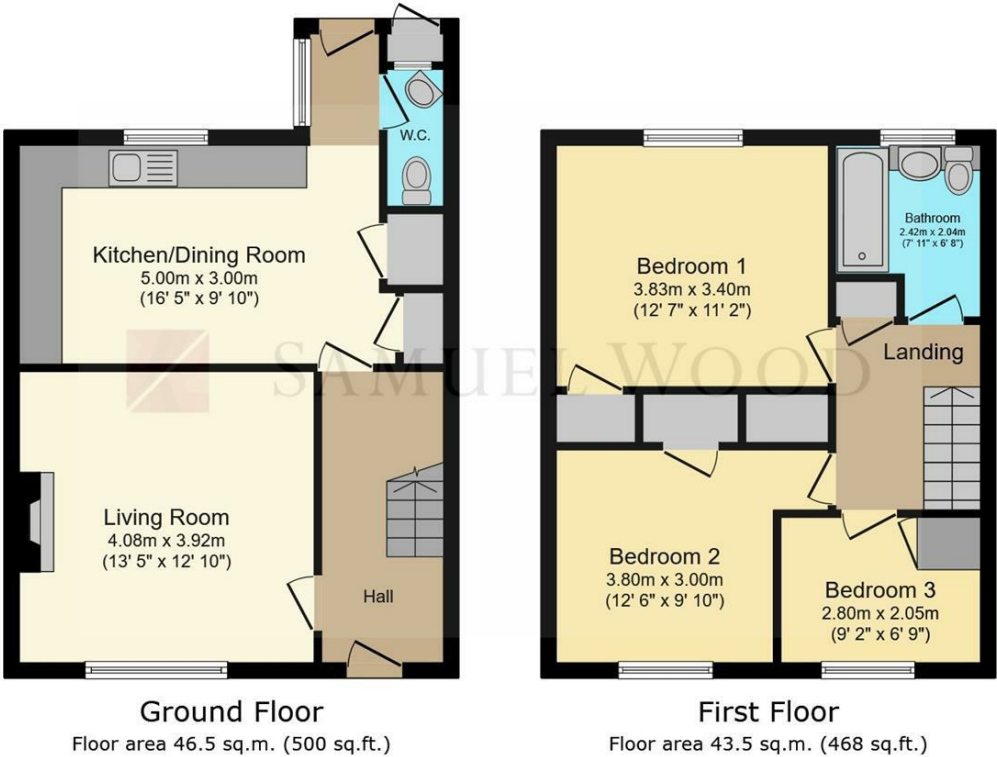
For out-of-office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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



Total floor area: 89.9 sq.m. (968 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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