



SAMUEL WOOD

30 Livesey Avenue, Ludlow, Shropshire, SY8 1HN

Offers Over £190,000



This 3 bedroom semi detached house sits in a mature cul-de-sac of similar properties within easy reach of Ludlow's historic town centre. Outside the property enjoys driveway parking for up to 3 cars, Carport and gardens to both front and rear. Accommodation benefitting from upgraded gas-fired heating and upvc double glazing to include; Porch, Entrance Hall, Living Room, Kitchen / Dining Room with 2 large Storage Cupboards, Conservatory, First Floor Landing, 3 Bedroom and Shower Room. No onward Chain. EPC Rating C

- 3 Bedroom Semi-detached house
- Popular mature cul-de-sac
- Gas-fired heating and mainly upvc double glazing
- Driveway parking for 3 cars and a Carport
- Gardens to both front and rear
- Viewing recommended

Front door with matching side windows opens into a

Small Porch

with glazed door, glazed side panel then into

Entrance Hall

with staircase rising to first floor.

Living Room 13'11" x 12'0" (4.25m x 3.68m)

has large window to frontage and a feature electric fire (New).

Kitchen / Dining Room 11'11" x 10'9" (3.64m x 3.30m)

has window to side and window to rear Conservatory. Room for table and chairs. The kitchen is fitted with a matching range of units with oak styled fronts, heat resistant work surfaces and tiled splashbacks. Stainless steel sink unit. Planned space for a cooker with extractor fan above, washing machine and fridge. Door into a useful Pantry cupboard with shelving and further door into a broom cupboard.

Door out into a small

Rear Lobby

opening into

Conservatory 13'4" x 7'8" (4.07m x 2.34m)

sitting at the rear of the house, being of upvc construction with polycarbonate roof, sliding door out onto rear garden and tiled floor.

First Floor Landing

having access to roof space with drop down ladder. Partially boarded. The gas fired boiler is housed in here and heats the domestic hot water and radiators.

Bedroom 1 12'3" x 12'0" (3.75m x 3.66m)

has large window to frontage and a range of fitted bedroom furniture to include wardrobes with mirrored doors, bedside cabinets, display alcoves, high-level cupboards and chest of drawers. Door then into Linen Cupboard.

Bedroom 2 10'1" x 7'10" (3.08m x 2.40m)

has window overlooking rear garden.

Bedroom 3 7'9" x 7'4" (2.38m x 2.26m)

has window to front side.

Shower Room 6'7" x 5'8" (2.01m x 1.73m)

having window to rear and a white suite of WC and a wash hand basin, shower fitted and tiled splashbacks.

Outside

The property is approached onto a tarmacadam driveway providing parking for up to 3 vehicles and goes under a covered carport. The front garden has a low wall to the front elevation and is laid to lawn with borders nearest the house, low dwarf wall and personal gate continues under the carport into the rear garden which is landscaped with low maintenance in mind having paved sections, gravelled borders and garden shed. High board fencing to both side elevations and a hedge to rear elevation aiding privacy.

Services

Mains electricity, mains water, mains drainage & mains gas. Gas fired heating to radiators with the boiler housed in the loft. This was replaced in 2021 along with a new consumer unit for the electrics in November 2021. Approximate Broadband speeds; Basic 15mbps, Superfast 80mbps, Ultrafast 1800mbps Bt point in Hall. Flood risk – Very Low.

Local Authority

Shropshire Council
Council Tax Band B

Tenure

Freehold

Viewings

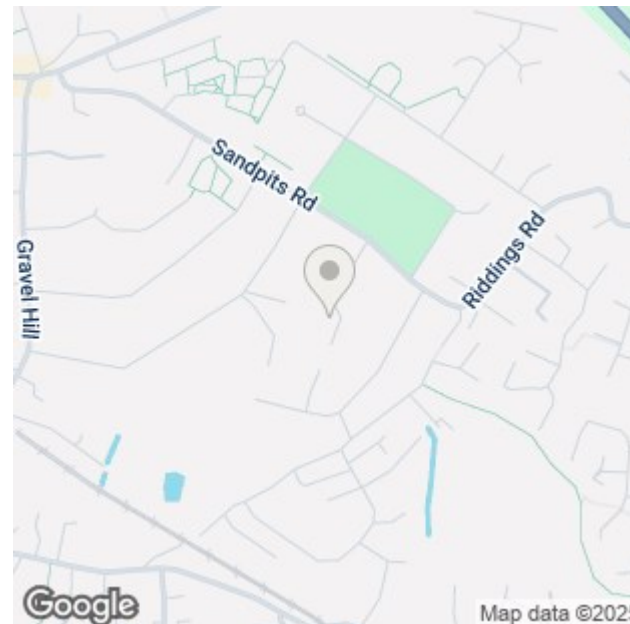
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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: 77.7 sq.m. (837 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

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