



SAMUEL WOOD

4 Pynfold Gardens, Ludlow, Shropshire, SY8 1RW

Asking Price £190,000



This much improved two bedroom end terrace house sits in a convenient location just off Ludlow's historic town centre and enjoys a good sized front garden. Accommodation benefiting from UPVC double glazing and gas fired heating briefly includes: Entrance Hall, Living Room with period cupboards and large under the stairs storage cupboard. Upgraded Kitchen/Dining Room, Lobby, large Cloakroom and rear Porch/Utility. On the first floor there are two good sized Bedrooms and Upgraded Bathroom. No Onward Chain. EPC - C

- Much improved two bedroom end terraced house
- Central location just off Ludlow town centre
- Newly fitted kitchen and bathrooms
- Gas fired heating and UPVC double glazing
- Level and low maintenance gardens
- Ideal first time, retirement or investment purchase
- No onward chain

Accessed into Entrance Hall, staircase rises to 1st floor and door opens into the Living Room with feature cupboards and shelving, large window to frontage and good sized under stairs cupboard which houses the gas boiler. Upgraded Kitchen/Dining Room with a modern range of matching units that incorporate a dishwasher, oven, hob and extractor fan. Ample room for table and chairs. A rear lobby gives a small storage cupboard and access into a large Cloakroom and door into rear Utility/Porch.

The first floor landing serves two good sized Bedrooms, the main Bedroom having excellent fitted cupboards and a House Bathroom fully upgraded with a suite in white of WC, wash hand basin with vanity cupboard and "P" style bath with multi head shower over.

Outside

The property enjoys a good sized front garden having paved areas, borders and garden shed. To the rear there is a narrow pathway which provides access to the neighbouring property and there is also a right of access across the frontage for the two other properties in the terrace.

Services

Mains electricity, Mains water, Mains drainage, Mains gas, Gas fired heating to radiators and UPVC double glazing

Broadband speed 19 Mbps to 1800 Mbps

Flood risk: Very low

Tenure: the property is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey

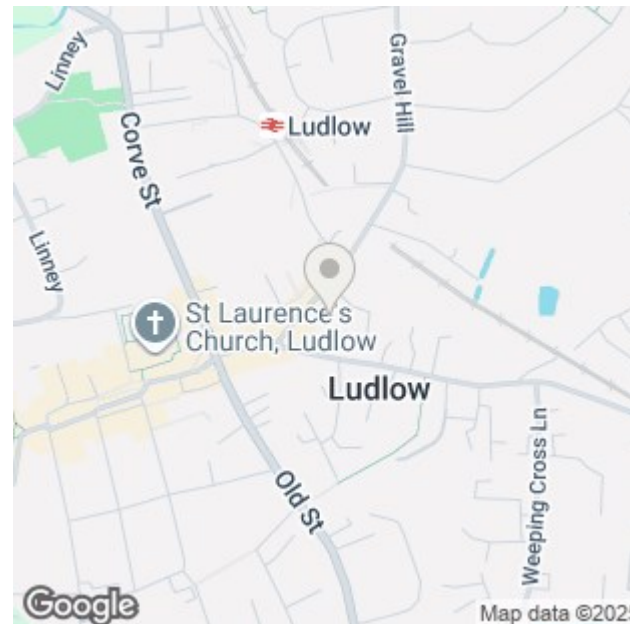
Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

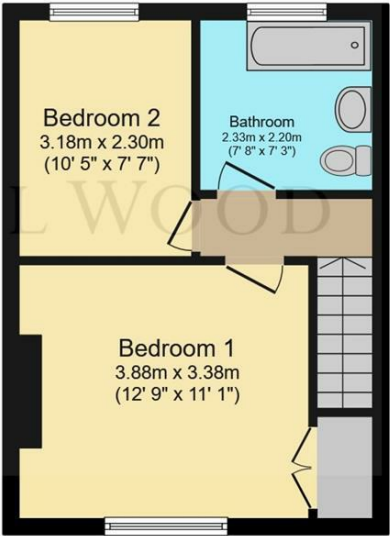
Viewings: Strictly by appointment only, please contact the craven arms office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Ground Floor
Floor area 42.5 sq.m. (457 sq.ft.)



First Floor
Floor area 31.2 sq.m. (336 sq.ft.)

Total floor area: 73.6 sq.m. (793 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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