



SAMUEL WOOD

62 Hucklemarsh Road, Ludlow, Shropshire, SY8 2PW

Offers Based On £185,000



This two bedroom semi-detached house enjoys fabulous rooftop views to front elevation and sits in a popular residential area. There is driveway parking,, large carport with garage door at frontage and gardens to both front and rear. Accommodation benefiting from gas fired heating and UPVC double glazing includes Entrance Hall, Living Room, Kitchen/Diner, Conservatory, First Floor Landing, two good sized Bedrooms and Bathroom. No onward chain.

- Two bedroom semi-detached house
- Fine far reaching rooftop view
- Driveway parking and large carport
- UPVC double glazing
- Gas fired heating
- Rear conservatory
- No onward chain

The Property is approached into a small porch with storage cupboard, door into living room with window to frontage and door opening through into the kitchen/dining room having door out into rear conservatory.

First floor landing with window to side with this fabulous view and two bedrooms. Main bedroom having fitted wardrobes and house bathroom.

Property is approached onto a tarmacadam driveway with gravel border. Garage door leading into a large carport which in turn opens into the enclosed rear garden enjoying this rooftop view, patio and lawn.

Services: We understand that the property has Mains Gas, Electric, water and drainage, Gas fired heating to radiators.

Broadband Speed: Basic 15 Mbps - 1800 Mbps

Flood Risk: No Risk.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

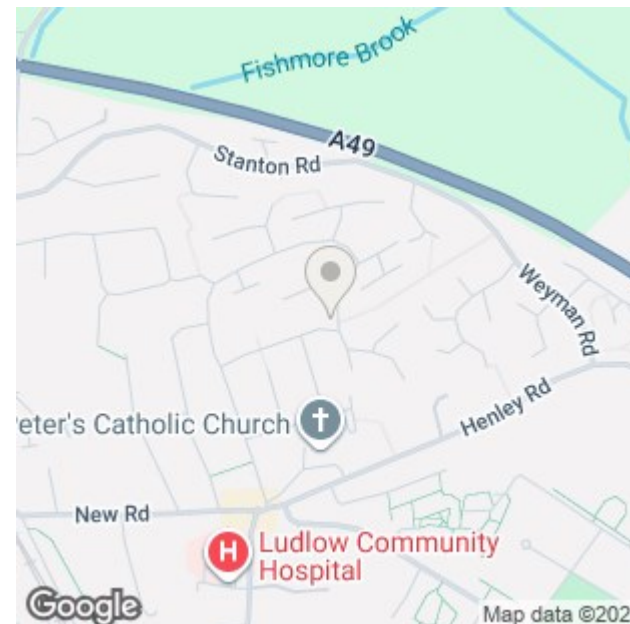
Council Tax Band: B

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

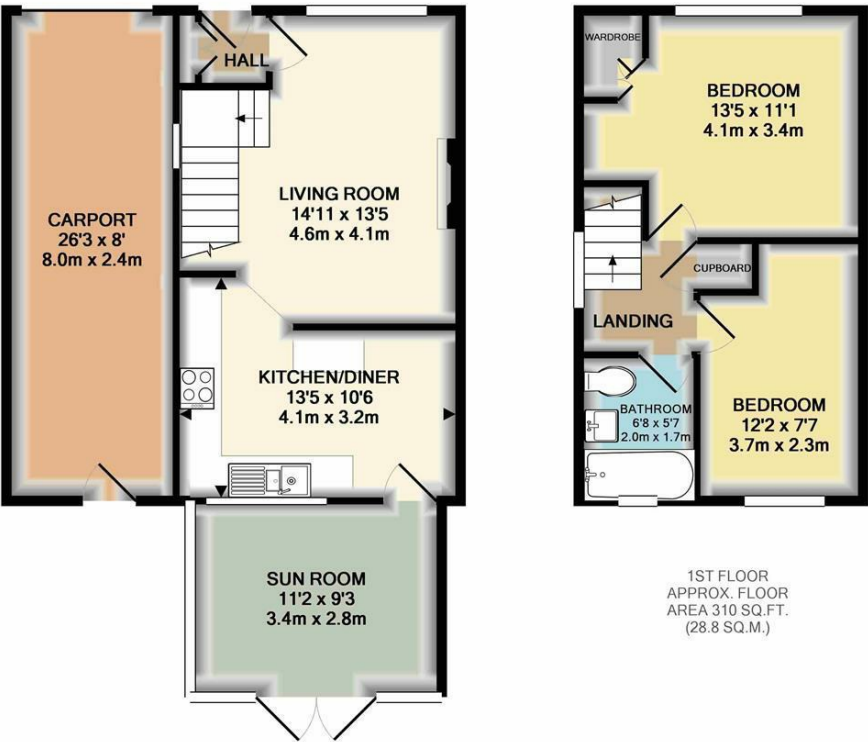
Referral Services: Samuel Wood routinely refers vendors and

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
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2016

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