



SAMUEL WOOD

28 Mortimer Drive, Orleton, Ludlow, Shropshire, SY8 4JW

£925 PCM



28 Mortimer Drive

Orleton, Ludlow, Shropshire, SY8 4JW



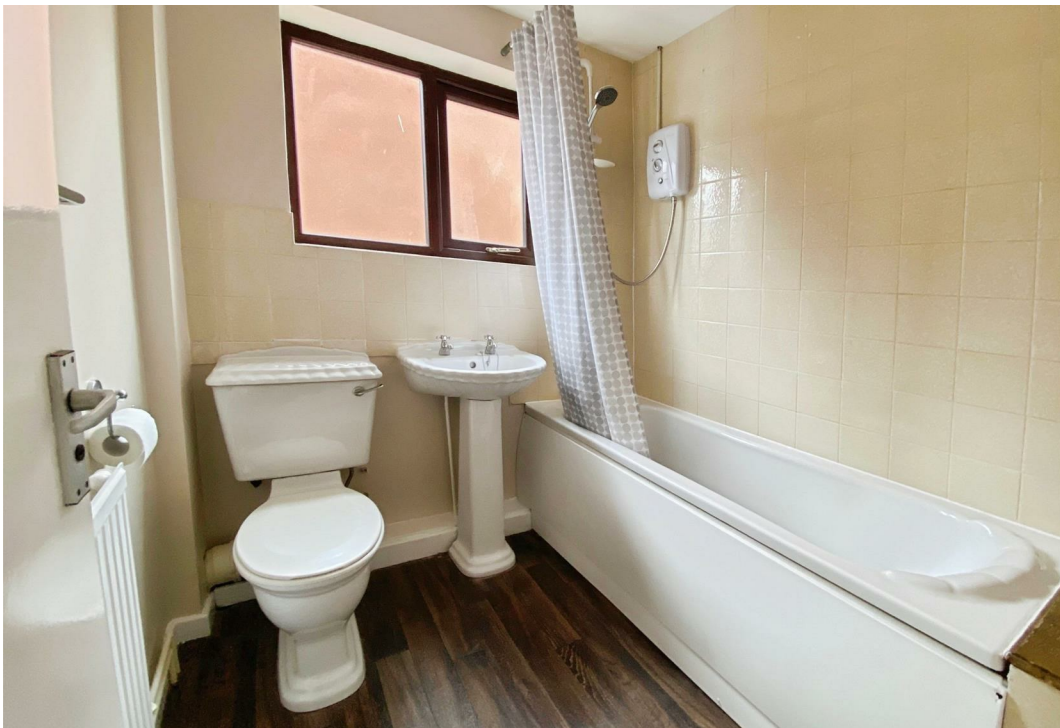
MANAGED BY SAMEULWOOD. Good sized property in a well serviced and popular village of Orleton. Pleasant back garden with a wood at the back and driveway parking.

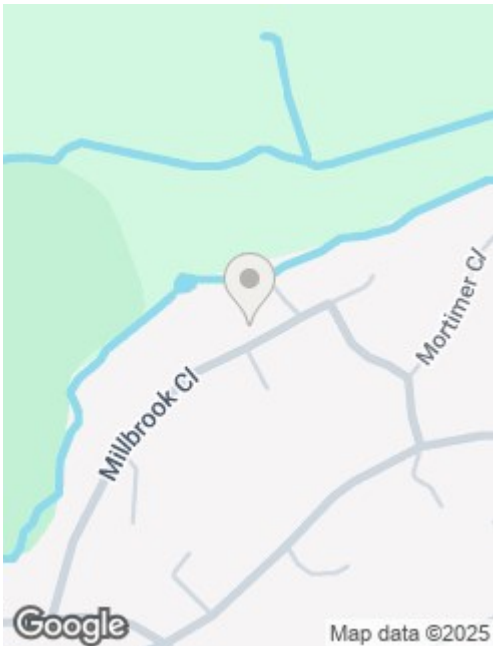
This good sized 2 bedroom semi-detached house enjoys excellent driveway parking, good sized gardens and sits in this popular and well serviced north Herefordshire village. Accommodation includes: entrance hall with understairs cupboard, upgraded kitchen, living room with wood burner and a lovely view down the garden, first floor landing with airing cupboard, 2 good sized bedrooms and bathroom.

The kitchen comes with built in hob and oven, space and plumbing for washing machine and dishwasher as well as space for an upright fridge freezer. Bathroom comes with bath and shower over the bath.

Please note that the central heating system runs off wood burner with back boiler. Hot water runs off hot water tank with immersion heater.







Directions

Available on a min 12 months tenancy

Unfurnished.

No smoking/vaping.

Pets considered (by separate negotiations)

EPC - D

Council Tax Band – B

Utilities (mains electric, mains water, mains drainage)

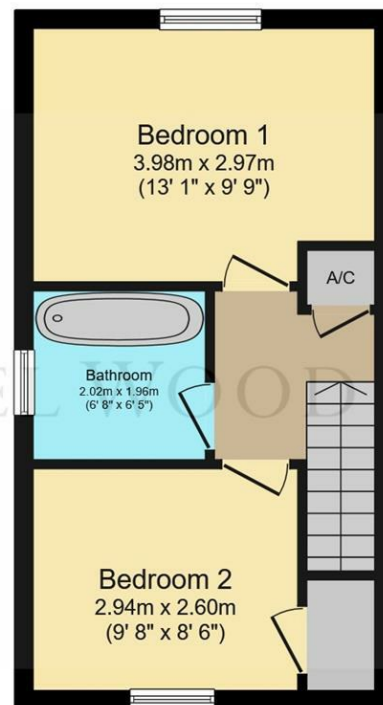
Parking situation – off road parking for 2 vehicles







Ground Floor
Floor area 31.0 sq.m. (334 sq.ft.)



First Floor
Floor area 31.0 sq.m. (334 sq.ft.)

Total floor area: 62.0 sq.m. (667 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk