



SAMUEL WOOD

| The Cedars Market Street, Craven Arms, Shropshire, SY7 9NS

Offers In The Region Of £204,000



# 1 The Cedars Market Street

Craven Arms, Shropshire, SY7 9NS



- Spacious end-terraced property
- Within easy reach of town centre.
- Good transport links to A49 and mainline railway station
- 2 Bedroomed accommodation
- Large garden to the rear
- Beautifully presented

\*\*\*Recently Reduced\*\*\* Samuel Wood are delighted to offer to market deceptively spacious end-terraced family home within walking distance of the town centre. No. 1 The Cedars is situated close to the centre of Craven Arms, this market town offers a good range of local amenities including a large supermarket, primary school, local shops, doctors surgery, library, gym, cafes, public houses and a mainline railway station with good road links to the A49. The property is beautifully presented, viewing is strongly recommended, ideal as sole personal domestic use or investment income to rent. EPC Rating 'D'.



The property is well presented offering versatile accommodation, benefiting from gas central heating and double glazed windows, the accommodation briefly comprises of: Reception Hall, spacious Living/Dining Room, Kitchen, Utility Room, House Bathroom, 2 Bedrooms and good sized rear garden.

## Reception Hall

Enter via a uPVC main front door with 2 opaque windows, stairs lead to first floor and door leads to

## Lounge / Diner 22'7" x 12'2" (6.90 x 3.72)

This generously sized open plan Lounge / Diner, includes a feature fireplace inset with a gas log burner on exposed brick hearth, carpeted flooring, with under stairs storage cupboard, radiator, centre ceiling light x 2 and double glazed windows to front and rear aspect, a door leads to

## Kitchen 10'2" x 6'5" (3.12 x 1.98)

Fitted with range of matching modern wall units, floor units and drawers in white with wood effect heat resistant work surfaces. Inset stainless steel sink with mixer tap, inset 4 ring gas hob with built in oven with extractor and light unit over, contemporary tiled splashbacks, tiled flooring, ceiling spotlights, space for fridge freezer. Double uPVC double glazed doors lead to rear patio and garden. A door leads to



### Utility Room 6'2" x 4'8" (1.90 x 1.44)

With base and wall units matching those of the kitchen, with wood effect heat resistant surfaces inset stainless steel sink unit with mixer tap, tiled splashbacks matching those of the kitchen. W.C. in white, tiled flooring, ceiling spotlights and window with privacy glass to side aspect. The utility room houses the Baxi gas-fired boiler, with space and plumbing for washing machine.

### First Floor

Stairs lead to the first floor, two bedrooms and the family bathroom are accessed from the landing.

### Family Bathroom 5'4" x 5'2" (1.64 x 1.58)

Having W.C., pedestal wash hand basin with panelled bath in white with shower over. With wall tiles, floor tiles and heated towel rail.

### Bedroom 1 12'7" x 9'8" (3.86 x 2.97)

A lovely light and well presented room with dual windows over rear elevation, with built-in shelf, radiator and centre ceiling light.

### Bedroom 2 10'0" x 9'2" (3.07 x 2.82)

Another light room with window over front elevation, a useful storage cupboard with window, radiator and centre ceiling light.

### Outside

The rear garden is accessed from the house, or along a shared path to the side of the neighbouring properties. The garden is enclosed with fencing, a raised flower bed sits to the end of the garden which is largely laid to lawn with patio abutting the house. A gate provides access to side and a good sized shed provides further storage. To the front of the property is a small terrace front garden, paved with low wall and gate.

### Services

We understand that mains water, drainage, gas and electricity are connected. Telephone and Broadband to BT regulations, windows are double glazed.

### Local Authority

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

### Council Tax

Band: B

### Tenure

We understand that the tenure is Freehold.

### Agents Notes

As is common with some terrace properties, there is a right of access across the rear terrace and neighbouring properties.





### Viewings

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

### Out of Hours Enquiries

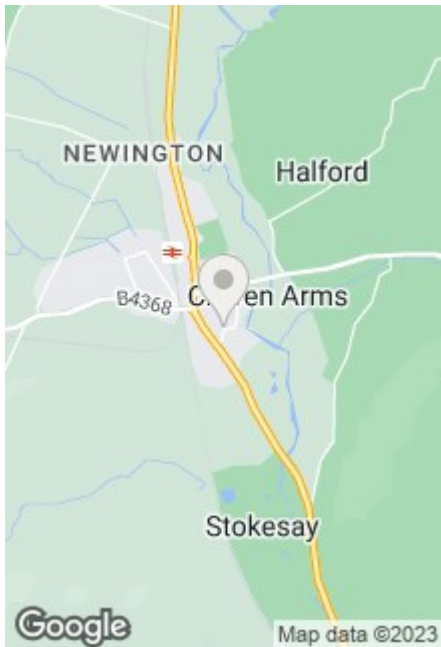
Please phone Andy Price on: 07942 186235 | Email: [andy@samuelwood.co.uk](mailto:andy@samuelwood.co.uk)

### Referral Fees

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.

### Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.



### Directions

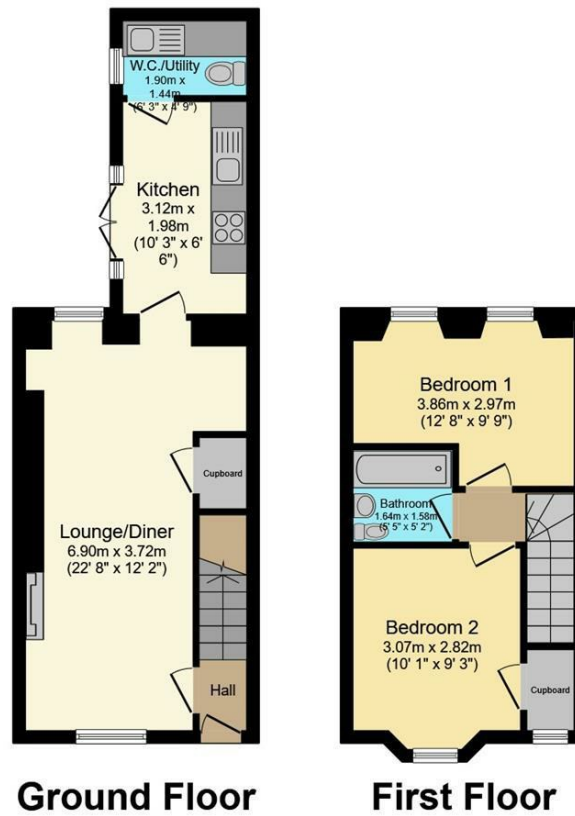
From the Samuel Wood Craven Arms branch, head East on Corvedale Road (B4368) towards Mayfield Ave, turn right onto Market Street and the property will be approximately 100m on the left as indicated by the agents for sale sign.







## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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  
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