

SAMUEL WOOD

24 Jockey Field, Ludlow, Shropshire, SY8 1PU

Offers Based On £240,000









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This extended three bedroom semi detached house sits in popular residential area within a short walk of Ludlow's historic town Centre. The property enjoys enclosed gardens to both front and rear whilst there is residents parking in Jockey Field. Accommodation, benefiting from gas fired heating and mainly UPVC double glazing includes: Entrance porch, living room, large kitchen and open plan into a good sized dining room, first floor landing, three bedrooms and good sized bathroom.

- Extended 3 Bed Semi
- Easy access to Ludlow town centre
- Gas heating and double glazing
- Modern Kitchen and Bathroom
- Enclosed gardens front and rear
- Viewing advised

Location:

Jockey Field is a mature residential area located at the bottom of Old Street just a short walk into Ludlow's historic town Centre

Accommodation:

Approached into an entrance porch with storage, the living room sits at the front of the house and has double doors onto the garden. The original kitchen / diner is now just the kitchen and has a range of integrated appliances and a central island. This then is open plan into an extended dining room with double doors out onto the rear garden.

On the first floor, there is a boiler cupboard and storage cupboard, three well proportioned bedrooms and a large bathroom with suite in white and includes a bath and a separate shower cubicle

Outside:

The property enjoys well-maintained and enclosed gardens to both front and rear, the front garden having low fencing and lawn with flowering boards, whilst the rear garden has a paved seating area, gravel sections, garden shed and high board fencing

Services:

Services: We understand that the property has mains electric, water, drainage and gas. Gas fired heating to radiators. Windows are upvc double glazed and the roof windows are wooden double glazed

Broadband Speed: 16 - 1800 Mbps

Flood Risk: Low

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

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

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.

Directions:

From Ludlow town Centre proceed down Old Street turning left into Teme Avenue. This then opens into Jockey Fields and as you approach the school at the end of Jockey Fields take the pedestrian walkway on your left-hand side and number 24 is the second house on the right.









Floor Plans



Total floor area: 105.5 sq.m. (1,136 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.