

SAMUEL WOOD

8 Weeping Cross Lane, Ludlow, Shropshire, SY8 1JH

Offers Based On £234,950









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The spacious and well presented three bedroom terraced house sits within a short walk of historic Ludlow's town centre enjoying gardens to both front side and rear along with a garage and residents parking. Accommodation benefiting from UPVC double glazing and gas fired heating is well presented and briefly includes: Entrance Hall, large Lounge/Dining room, Kitchen, First Floor Landing, three bedrooms and modern Bathroom.

- Three bed end terrace house
- Close proximity to Ludlow's town centre
- Well presented and modern interiors
- Gas heating, UPVC double glazing
- Gardens front side and rear
- Garage and residents parking

Accommodation

The property is approached into an entrance hall with an oak floor, large lounge/dining room with dual aspect and feature fireplace.

Kitchen with door and window to rear is nicely fitted with a matching range of units with wood styled fronts, tiled floor and small breakfast bar.

First floor landing has three bedrooms, two of which are good size doubles and a modernised bathroom with a suite in white to include a "P" shaped bath with multi head shower over.

Outside

The property has enclosed gardens to both front and rear elevations. A paved seating area sits at the front. The rear garden with paved seating area, barked borders and garden shed. The property also has the benefit of a garage being in a block and additional residents parking.

Services

Mains electricity water drainage and gas, gas fired heating to radiators and UPVC double glazing
Broadband speed Basic 19 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps.

Flood risk very low

Shropshire Council
Council tax band B

Agents Note
There is a right of way for the terrace of properties across the rear garden

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.

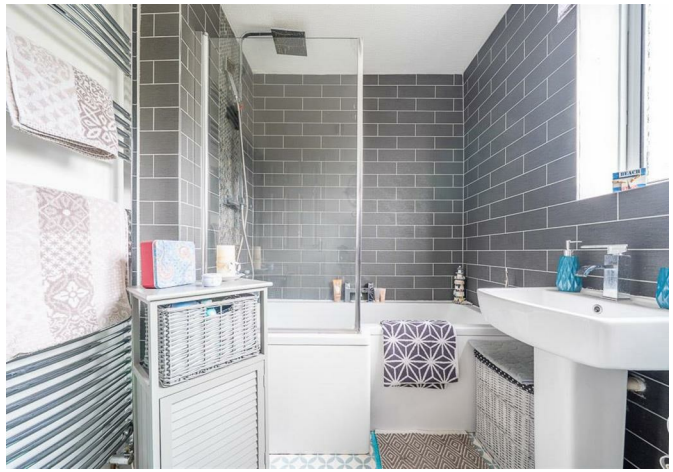
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

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

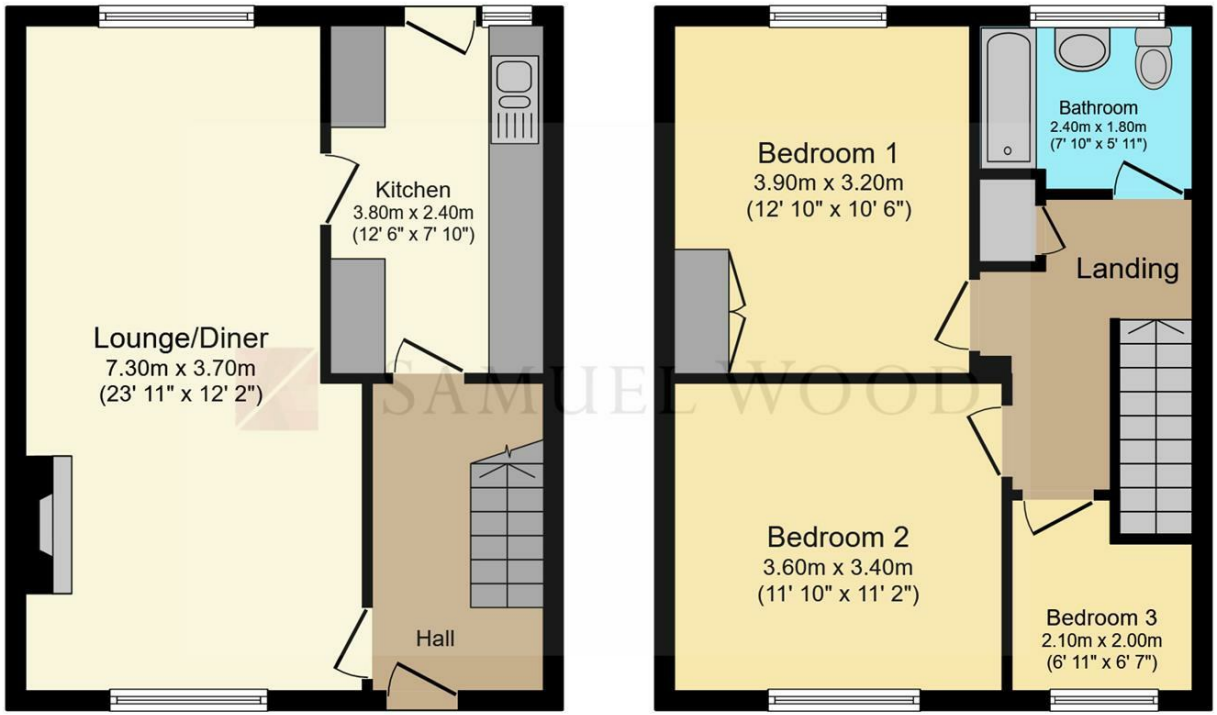








Floor Plans



Ground Floor
Floor area 41.5 sq.m. (447 sq.ft.)

First Floor
Floor area 41.5 sq.m. (447 sq.ft.)

Total floor area: 83.0 sq.m. (893 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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