



SAMUEL WOOD

3 Steventon Gardens, Ludlow, Shropshire, SY8 1LF

Offers Based On £265,000



This 3/4 bedroom chalet bungalow sitting on a large plot of 0.25 of an acre sits in a select and popular cul-de-sac within an easy walk of Ludlow's historic town Centre. Accommodation, apart from a modern fitted kitchen, is in need of upgrading and full improvements but is adaptable and spacious and warrants an internal visit. No onward chain. EPC E

- 3/4 bedroom detached home
- Large plot of 0.25 of an acre
- Accommodation arranged over two floors
- Select cul-de-sac
- In need of upgrading and improvements
- No onward chain

Location

Steventon Gardens is a small and select cul-de-sac of similar homes located off Steventon Road which is around a 10 minute walk into Ludlow historic town Centre but equally a short walk down to the river and out into rural South Shropshire countryside.

Accommodation

The property is approached into an L-shaped entrance hall. There is a modernised kitchen with small pantry and integral door into the garage. The sitting room sits to the rear and has a lovely view over the extensive garden whilst on the ground floor there are two further bedrooms and the bathroom. On the first floor there are two further bedrooms.

Outside

The property is approached onto a concrete driveway providing parking for several vehicles. The property has a good-sized front garden with mature hedging laid to lawn. The rear garden is of an exceptionally good size and has high board fencing into both side and rear elevation aiding privacy. There are a number of mature trees and this garden is ready for a buyer to put their own mark on it.

Services

Services: We understand that the property has mains electricity, gas, water and drainage. Gas fired heating to radiators via a back boiler in the sitting room.

Broadband Speed: between 18-1800 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

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

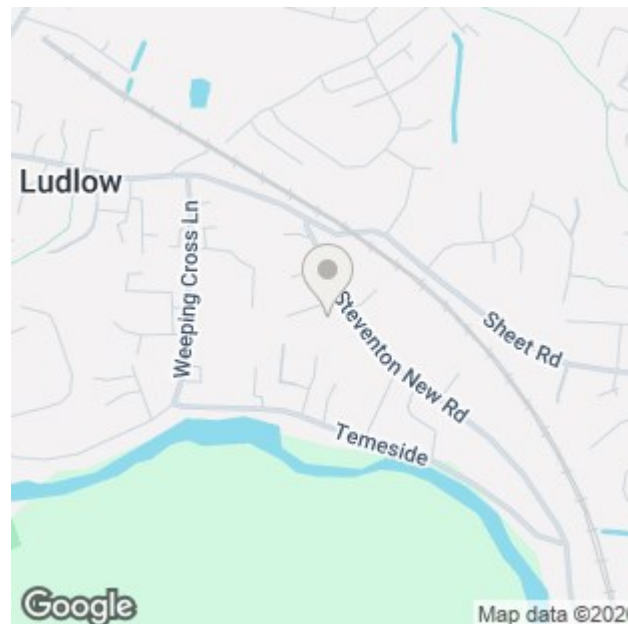
Council Tax Band: C

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.

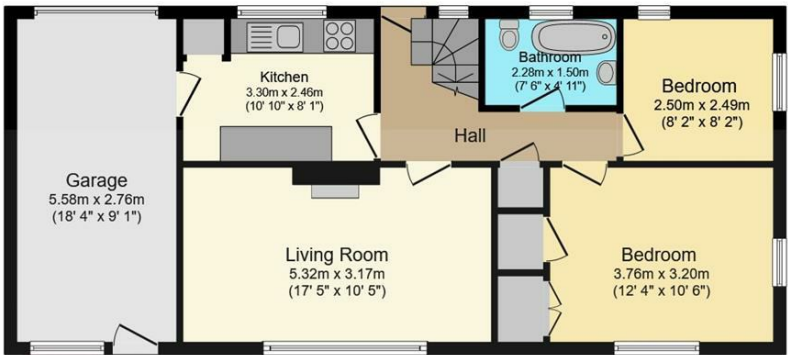
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



First Floor

Total floor area: 108.2 sq.m. (1,165 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
Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW
Tel: 01584 875207 | ludlow@samuelwood.co.uk