



SAMUEL WOOD

8, Quarry Gardens, Ludlow, SY8 1RF
Offers In The Region Of £160,000



 2  1  1  D

Located in Quarry Gardens, this two-bedroom terraced house presents an exciting opportunity for those looking to create their ideal home. While the property requires modernisation and refurbishment, it offers a blank canvas for potential buyers to infuse their personal style and preferences. This property is perfect for first-time buyers, investors, or anyone looking to embark on a project. With its potential and prime location, this terraced house is a wonderful opportunity to create a bespoke living space in the heart of Ludlow. Don't miss the chance to make this house your home.

- In need of updating
- No onward chain
- Town location
- Close to train station
- Gardens front & rear
- 2 Double bedrooms

Upon entering, you are welcomed by a reception porch that leads into a reception hall. The ground floor features a well-proportioned kitchen and a comfortable living room, perfect for relaxing or entertaining guests. Upstairs, you will find two generous double bedrooms, providing ample space for rest and relaxation, along with a bathroom that completes the accommodation.

One of the standout features of this property is the outdoor space. The front and rear gardens offer a lovely setting to enjoy the fresh air, while the views across the town and the picturesque Shropshire countryside add to the appeal.

Services: We understand that the property has Gas fired heating, mains electric, mains water, and mains drainage

Broadband Speed: Basic 16 Mbps, Superfast 61 Mbps, Ultrafast 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

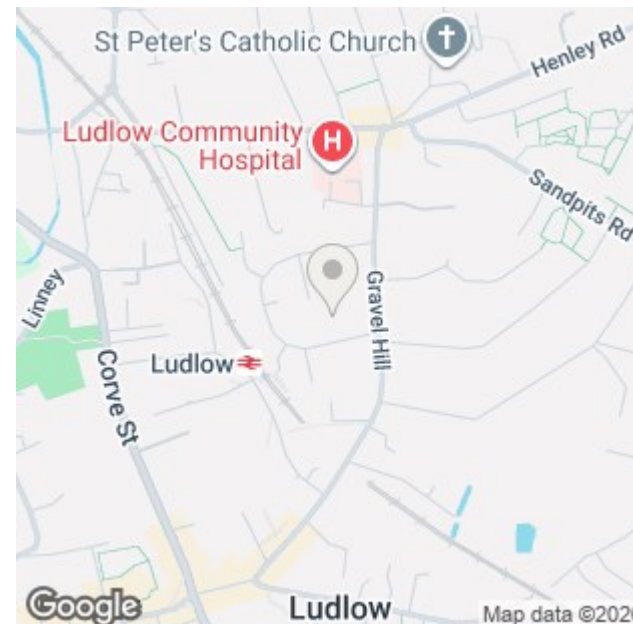
Council Tax Band: B

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

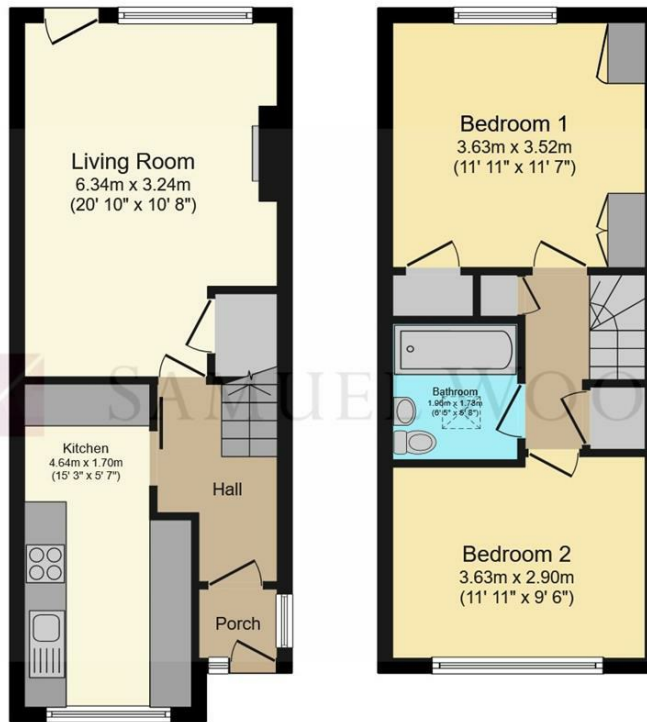
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our

Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the craven arms 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 34.8 sq.m. (375 sq.ft.)

First Floor
Floor area 33.1 sq.m. (357 sq.ft.)

Total floor area: 68.0 sq.m. (732 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