SAMUEL WOOD

Bockleton Station Drive, Ludlow, Shropshire, SY8 2PQ

Offers Based On £280,000

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This spacious three Bedroom semi-detached house sits in a central location in this historic market town and enjoys off road parking space and a pretty, low-maintenance garden. Accommodation benefiting from gas-fired heating and UPVC double glazing includes; Entrance Hall, Cloakroom, Kitchen / Breakfast Room, Living Room, Dining Room, Snug, First Floor Landing, Three Bedrooms and a modern Shower Room.

- Three bedroom semi-detached house
- Town centre location
- Driveway parking
- Pretty garden
- Well-presented interiors
- Gas heating and double glazing
- Viewing highly recommended

## Location

The property sits at the bottom of Corve Street on Station Drive and is close to Tesco and the Train station and is just a short walk into Ludlow's town Centre.

## Accommodation

The Property is approached into a spacious Entrance Hall with Cloakroom off. The Kitchen / Breakfast Room has window to frontage and ample room for table and chairs. It is fitted with a modern range of matching units with cream coloured fronts incorporating integrated appliances that include hob, extractor, electric oven, microwave and dishwasher.

The Sitting Room sits at the rear and overlooks the garden with a feature fireplace and electric fire. An archway opens into the Dining Room with full length picture windows and door onto rear garden, an opening through to a Snug and a door then leads into the original part of the Garage which provides Utility space.

The First Floor Landing gives access to the three Bedrooms. The rear Bedroom having excellent fitted wardrobes and the front Bedroom houses a boiler cupboard with a Worcester gas-fired boiler.

There is a modern Shower Room with suite in white of WC, wash handbasin along with a walk-in cubicle.

## Outside

The property enjoys off road parking for one car. There is an enclosed rear garden which has been landscaped for low maintenance in mind with paved seating, brick sections and well-established flowering borders with shrubs plants and mature trees. There is gated access back to the frontage.

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

Broadband Speed: between 17 and 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: 105.2 sq.m. (1,132 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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