SAMUEL WOOD

43 Hucklemarsh Road, Ludlow, SY8 2PB

Offers In The Region Of £90,000

1 | 1 | 1 | C

This one bedroom house located on Hucklemarsh Road on the outskirts of Ludlow enjoys some fantastic views of the Shropshire countryside. Recently modernised, the property boasts a newly fitted kitchen and fresh carpets throughout, ensuring a welcoming atmosphere for its new occupants.

- 1 Bedroom House
- Perfect First Time, Investment or Retirement Buy
- Lovely Views
- New Kitchen & Carpets
- No Onward Chain
- Viewing Recommended

Upon entering, you are greeted by a reception porch that features a practical external storage cupboard. The front door opens into a cosy living room, which seamlessly connects to the new contemporary kitchen, creating an inviting area for relaxation and entertaining.

A spiral staircase leads you to the first floor, where you will find a spacious double bedroom complete with a fitted wardrobe, providing ample storage for your belongings. This floor also includes access to an airing cupboard housing the combi boiler, adding to the convenience of the layout. The bathroom is thoughtfully designed, featuring a shower fitted over the bath.

Agents Notes:
1). We understand the tenure is leasehold with a share of the freehold. The lease term is 99 years which commenced on the 15/9/1988 and has 61 years remaining.
2). There is a a maintenance fee of £20.00 per month payable to Connexus for cutting and maintenance of the surrounding grass areas.

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

Broadband Speed: 15 to 1800 Mbps

Flood Risk: Very low

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

Council Tax Band: A

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.

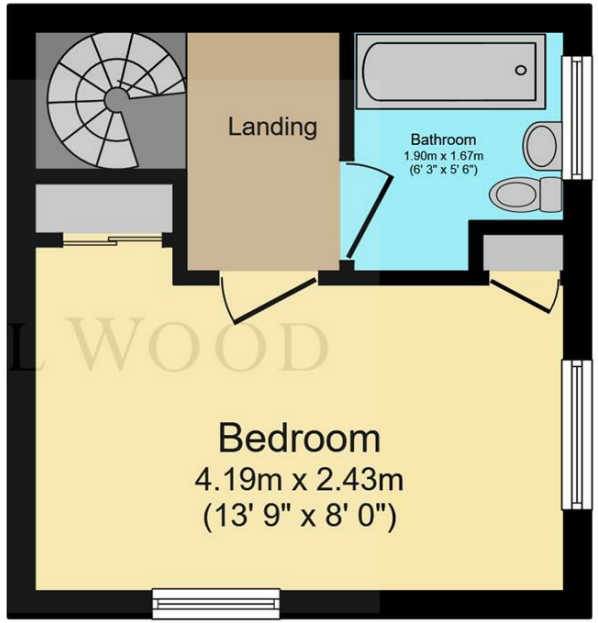
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 18.6 sq.m. (200 sq.ft.)



First Floor
Floor area 18.6 sq.m. (200 sq.ft.)

Total floor area: 37.1 sq.m. (400 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.