



SAMUEL WOOD

Poldark, 71 New Street, Ludlow, Shropshire, SY8 2NJ

Offers Based On £285,000



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This much improved and extended three double bedroom, semi-detached house sits in a desirable and well respected residential street with the property offering excellent driveway parking, integral garage and enclosed garden. Accommodation benefiting from gas fired heating, UPVC double glazing and solar panels, includes porch, cloakroom, hallway, living room, snug, kitchen/dining room, garden room, first floor landing, three double bedrooms all with fitted wardrobes and a modern bathroom.

- Extended and much improved semi-detached house
- Three double bedrooms
- Modern kitchen and bathrooms
- Three reception rooms
- UPVC, DG, gas heating and solar panels
- Garage and driveway parking
- Enclosed rear garden

Location

New Street is a well established and mature residential street and is around a 10 minute walk into Ludlow's historic town centre.

Accommodation

The property is approached into a porch with cloakroom off with a modern suite. Glazed doors then lead off to the reception hallway into a living room with bay window to frontage and feature fireplace. Door opening through into a snug with double doors into rear garden room having a ceiling lantern, windows and doors to rear garden.

Kitchen/dining room is fitted with a modern range of matching units with wood block work surfaces and fitted appliances to include a large induction hob, cooker, microwave, washing machine and dishwasher. The dining area has ample room for table and chairs and window to rear.

First floor landing has a linen cupboard. There are three bedrooms that will all take a double bed and all have fitted wardrobes. The house bathroom has a modern suite to incorporate a "P" styled bath with multi head shower over, wash hand basin with vanity cupboard and WC.

Outside

Property is approached onto a tarmac driveway which provides parking. Off here an electrically operated up and over door leads into the property's garage and leads back into the garden room. The rear garden with the property is enclosed by high board fencing to both side and rear elevations aiding privacy. It has an artificial grass lawn for low maintenance, a slightly raised decked seating area and a corner summer house.

Services

We understand that the property has Mains electricity, water drainage and gas, gas fired heating to radiators, the boiler is housed in the loft. Solar panels on the roof providing reduced energy costs and a small income they are owned by the property (to be verified)

Broadband Speed: Basic 80 Mbps, Ultrafast 80 Mbps, Superfast 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

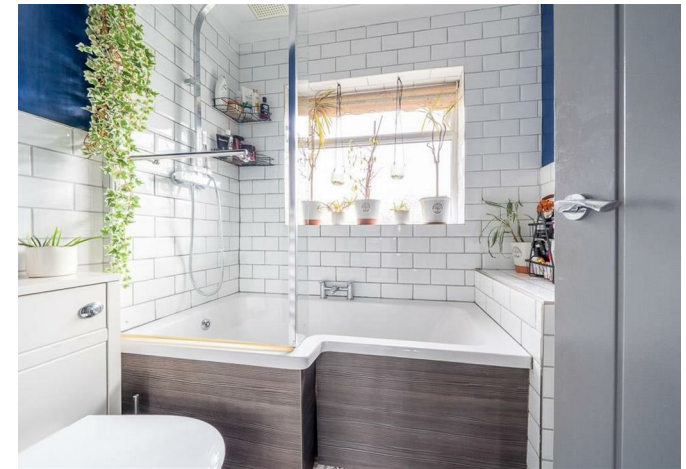
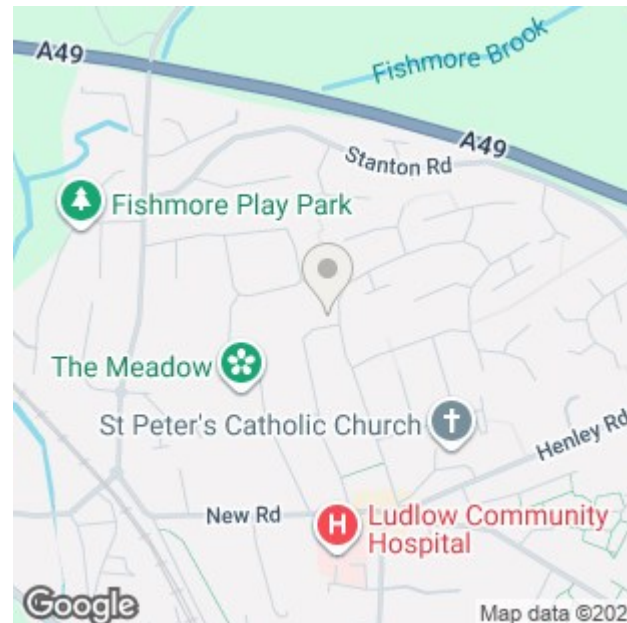
Council Tax Band: C

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



Total floor area: 125.8 sq.m. (1,354 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

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