SAMUEL WOOD

10 Belle Vue Terrace, Ludlow, SY8 2NZ

Offers In The Region Of £280,000

10 Belle Vue Terrace

Ludlow, SY8 2NZ

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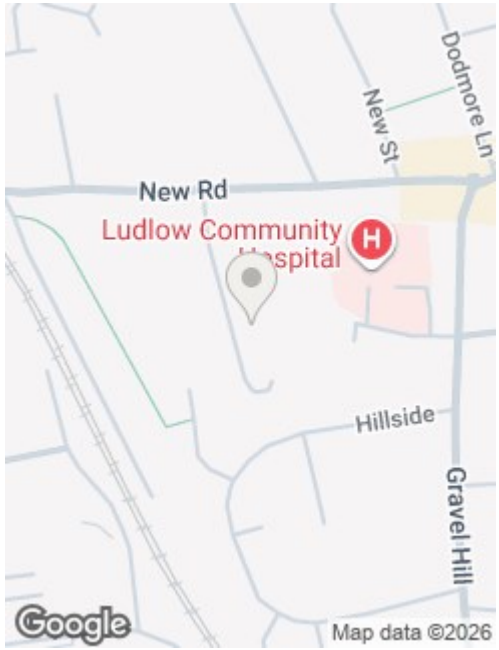
- 3 Bedroom Terrace House
- Amazing Views of the Town & Surrounding Countryside
- No Onward Chain
- Freshly Decorated & New Carpets Upstairs
- Bathroom & Shower Room

Occupying an elevated position and enjoying lovely views across Ludlow and the surrounding countryside, this recently redecorated spacious three-bedroom terraced home offers well-balanced accommodation together with a generous rear garden, all within easy reach of the town centre and local amenities such as schools, supermarkets, leisure facilities, and transport links. The house itself is very practical and enjoys a good size rear garden.

The accommodation briefly comprises a welcoming reception hallway, a comfortable living room, and a spacious kitchen diner ideal for modern family living and entertaining. In addition, the ground floor benefits from a useful utility room and a contemporary shower room. To the first floor are three good-sized bedrooms and a family bathroom.

Externally, the property enjoys a particularly attractive rear garden, predominantly laid to lawn, providing an excellent outdoor space for families, gardening enthusiasts, or simply relaxing whilst taking in the surrounding outlook.

The property is offered for sale with no onward chain, presenting an excellent opportunity for purchasers seeking a straightforward move.



Directions

Agents Notes: as it is common with older terrace properties there is a right of access at the rear of the property for neighbouring gardens.

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

Broadband Speed: Basic Mbps- between 15mbps- 1800mbps

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

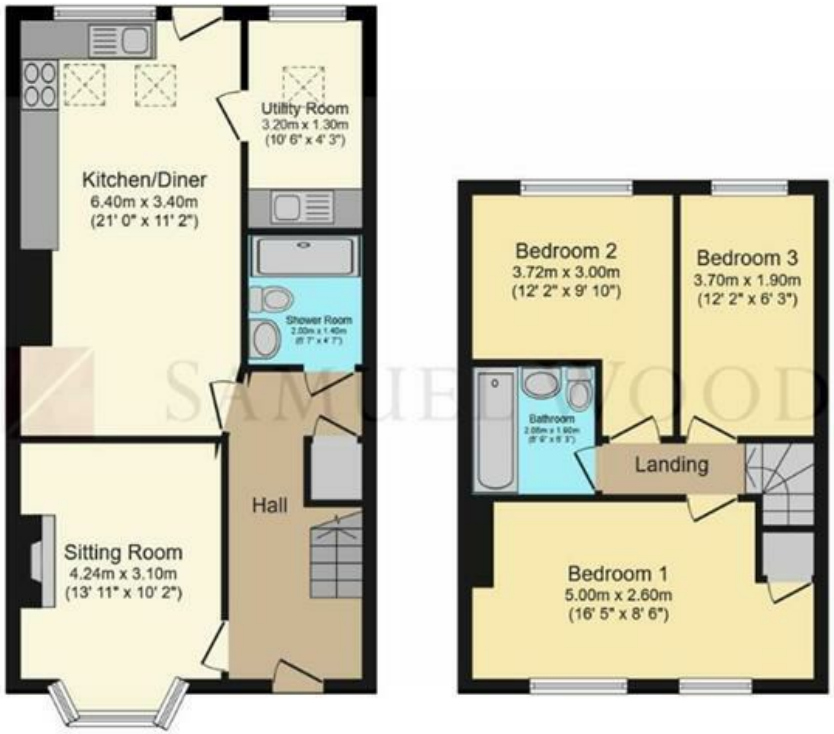
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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



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.