



SAMUEL WOOD

4 Prospect Cottages Rock Lane, Ludlow, Shropshire, SY8 1ST

Offers Based On £135,000



This well-presented two bedroom Terraced house sits in a mature residential area and enjoys driveway parking for a car and a small low-maintenance rear garden. Accommodation, benefiting from electric heating and UPVC double glazing briefly includes Living Room, Kitchen/ Diner, First Floor Landing, two Bedrooms and Bathroom. No onward chain.. EPC rating E.

- Two bed Terraced house
- UPVC double glazing, Electric heating
- Driveway parking for a car
- Small rear garden
- Ideal first time investment or retirement buy
- No onward chain

Location

Rock Lane is a mature residential area and is around a 10 to 15 minute walk into Ludlow's historic town Centre.

Accommodation

The property is approached into the Living Room having a window to frontage, door through into the Kitchen / Diner with a modern range of matching units. First Floor Landing which serves two good size Bedrooms and a house Bathroom

Outside

The property has a single parking space on its own driveway to the frontage and at the rear there is a small garden which is paved with low maintenance in mind.

Services

Services: We understand that the property has Electric heating to radiators, mains electricity Mains water and mains drainage.

Broadband Speed: Basic Mbps 14-1800 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: A

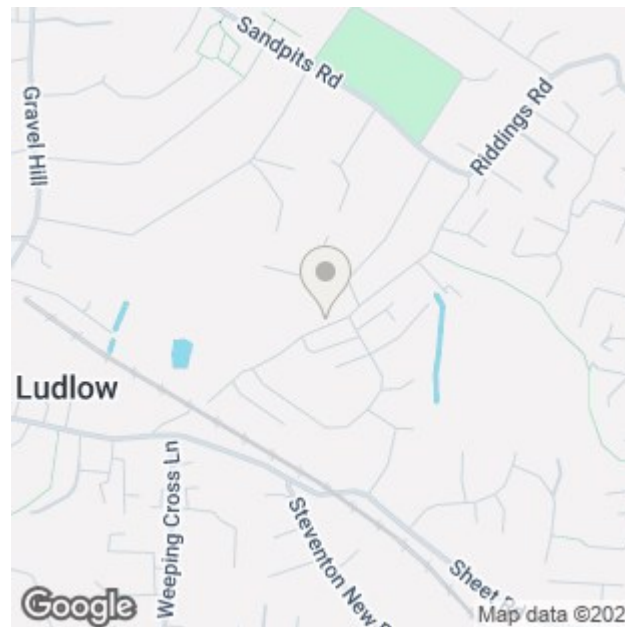
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds

(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.

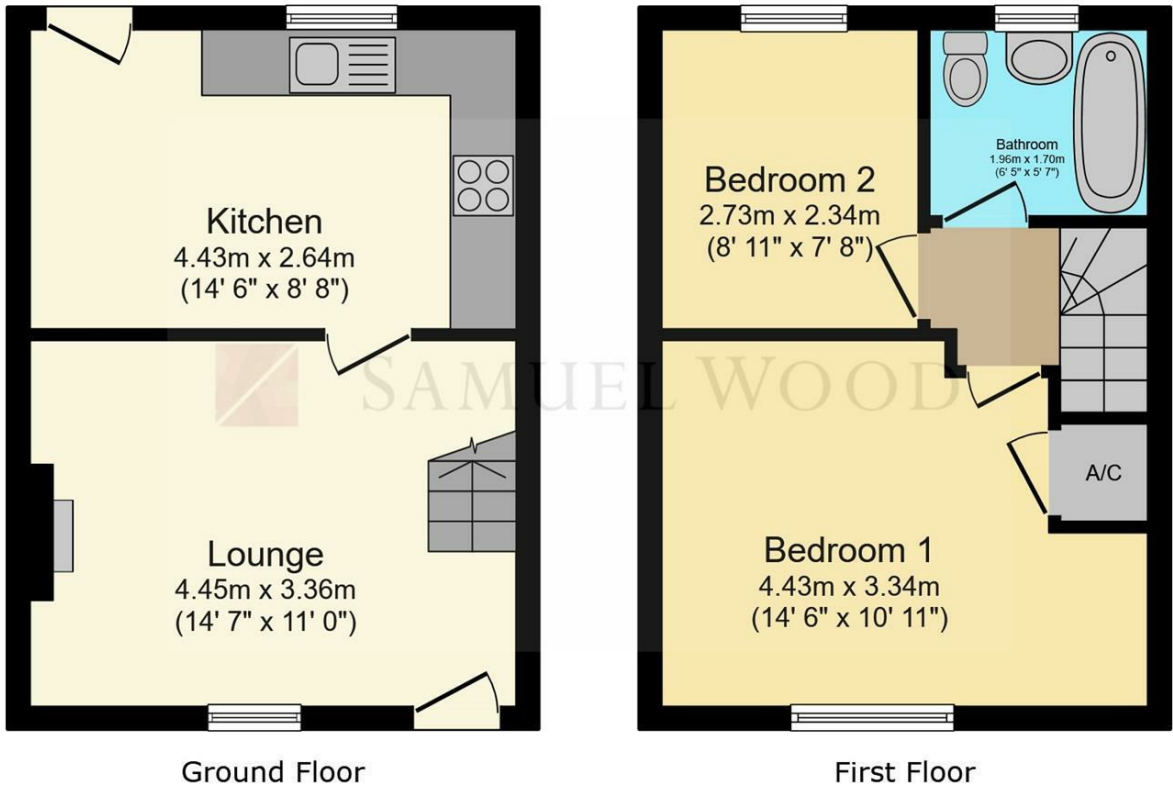
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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



Total floor area: 54.7 sq.m. (588 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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