



SAMUEL WOOD

21 Hayton View, Ludlow, SY8 2NU
Offers In The Region Of £265,000



This 3 bedroom semi detached house is located within a quiet cul de sac on the outskirts of Ludlow town. The property benefits from gas fired heating and upgraded double glazing and has accommodation to include Reception Hall, Living Diner, Kitchen, Utility, Garage, 3 Bedrooms and Bathroom. Outside the property has gardens front and rear with driveway parking EPC C

- Garage & Driveway Parking
- Gardens Front & Rear
- Quiet Location
- Well Presented Home
- 3 Bedrooms
- Kitchen & Utility

Front door opens into

Reception Hallway

having wall mounted radiator and door into understairs storage cupboard

Living / Dining Room

having feature fireplace with marble hearth and gas fired fitted, 2 wall mounted radiators and upvc double glazed window to frontage. The dining area has upvc double glazed doors opening to the rear garden and closed serving hatch from the kitchen

Kitchen

having a range of matching units to include base cupboard, wall cupboards and drawers, heat resistant work surfaces and splash backs, 1½ bowl sink with drainer unit, integrated 4-ring gas hob and electric oven, planned space for fridge and microwave, upvc double glazed window to rear elevation and sliding door then into

Store Room

having wall mounted radiator, upvc double glazed window and door to frontage, upvc double glazed door to rear garden with easy access tap.

Utility

having wc, sink and drainer unit, planned space for washing machine, wall mounted radiator and upvc double glazed window to rear elevation with integral door into garage having up and over door, light and power fitted

Staircase rises to

First Floor Landing

having upvc double glazed window to side elevation

Bedroom 1

having a range of fitted wardrobes with hanging rail and shelves, wall mounted radiator and upvc double glazed window to frontage

Bedroom 2

having door into airing cupboard housing the Worcester Bosch gas fired combi boiler, wall mounted radiator and upvc double glazed window to rear elevation with some lovely far reaching views across Clee Hill and the surrounding area

Shower Room

having wc, wash hand basin to vanity cabinet and shower unit in a suite of white, heated towel rail and upvc double glazed window to rear elevation

Bedroom 3

having fitted cupboards, wall mounted radiator and upvc double glazed window to frontage

Outside

The property is approached by a tarmac driveway with parking for 1 vehicle with a further gravelled area providing parking space for an additional vehicle with some raised beds to borders. The rear garden directly off the property has gravelled terrace, ideal for summer dining and ease of maintenance. A slab pathway then leads down to a nice lawn with further gravelled terrace at the bottom of the garden taking in the afternoon and evening sun with additional storage shed.

Services

Mains electricity & solar panels on the roof, water, drainage and gas. Gas fired heating to radiators. Broadband speeds 14 – 72 Mbps, flood risk very low.

Local Authority

Shropshire council tax band - C

Viewings

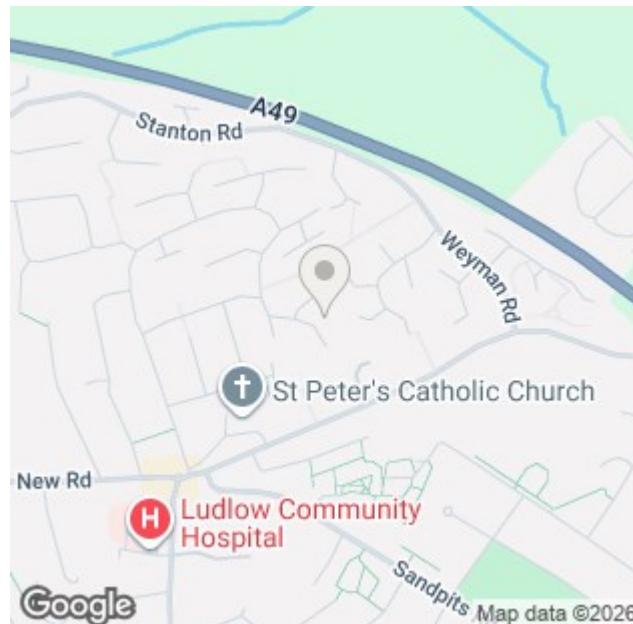
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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.



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW
Tel: 01584 875207 | ludlow@samuelwood.co.uk