



SAMUEL WOOD

Nyetimber The Sheet, Ludlow, SY8 4JT
Open To Offers £250,000



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Nestled in a fantastic location on the outskirts of the historic market town of Ludlow, is this charming three-bedroom detached timber frame bungalow offers a fantastic restoration/renovation project. The property features UPVC double glazing and oil-fired central heating, ensuring warmth and efficiency throughout. The accommodation includes a welcoming reception hall, a spacious living room, a dining room, and a bright conservatory that invites natural light. The kitchen and convenient utility room enhance the functional layout, while three generous double bedrooms provide ample space for relaxation. There is also a shower room and a separate bathroom. Outside, the property boasts a garage and driveway parking, alongside a lovely rear garden that showcases stunning views, making it a perfect retreat for outdoor living. No onward chain. EPC Rating E

- Fantastic Location
- In Need of Modernisation
- Motivated Sellers
- 2 Reception Rooms
- 3 Double Bedrooms
- No Onward Chain
- Countryside Views
- Driveway Parking & Garage

Large Reception Hallway

With 2 wall mounted radiators and fitted storage cupboard with hanging rail and shelf.

Living Room

Having a feature fireplace with open fire, wall mounted radiator and window to side

Conservatory

Being of upvc construction and taking in a fantastic view of the Shropshire countryside and Cleve Hill and has a door opening to patio & rear garden.

Dining Room

Having wall mounted radiator and window to side elevation

Kitchen

Having a range of matching units to include base cupboards, wall cupboards and drawers. Heat resistant work surfaces and tiled splashbacks, there is a double bowl sink and drainer unit, integrated four ring electric hob and Halogen double oven, extractor positioned above, dishwasher and planned space for fridge freezer. Door into Pantry cupboard with shelving fitted, additional large storage cupboard and airing cupboard with shelving fitted and window to side elevation. Door then into

Utility

With planned space for washing machine and tumble dryer, there is a single bowl sink and double drainer unit, wall mounted radiator and windows to rear elevation. Door into wc in suite of white of wc, pedestal wash hand basin, wall mounted radiator and window to rear elevation.

Garage

Having up and over door, lights and power fitted with a fridge freezer and in here you will also find the oil fired boiler.

Bedroom 1

Having 2 fitted wardrobes with hanging rail and shelving fitted, wall mounted radiator and window to side elevation.

Bedroom 2

Having fitted wardrobes with hanging rail and shelving, there is a wash and basin to vanity cabinet, wall mounted radiator and window to front elevation.

Shower Room

Having suite in white of wc, pedestal wash hand basin and shower unit, extensively tiled walls, wall mounted radiator and window to side elevation.

Bathroom

Having suite in white of wc, pedestal wash hand basin and bath, extensively tiled walls, wall mounted radiator and window to side elevation.

Bedroom 3

Having fitted wardrobe with hanging rail and shelving, wall mounted radiator and window to side elevation.

Outside

The property is approached by a tarmacked driveway providing parking for up to 6 vehicles, borders for ease of maintenance are laid to gravel. Slabbed pathway then leads to the front and gated side access to the rear garden. Directly off the rear of the property there is a large flag stone patio which is fantastic for summer dining and taking the wonderful views. There is a large greenhouse along with 2 additional storage sheds. The rest of the garden the majority is laid to lawn with some raised beds to borders providing some beautiful colour with a range of shrubs and flowers.

Agents Note

- 1). Please note the property is of timber frame construction. More details on the construction is available from the agent.
- 2). The whitegoods are included in the sale.
- 3). Some of the furniture could be available should a buyer want it.

Services

Mains electricity, mains water, mains drainage, oil fired central heating, Broadband Basic 15 Mbps, Superfast 73 Mbps, Ultrafast 1800 Mbps. Flood risk – Very Low.

Local Authority

Shropshire Council

Council Tax Band - D

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



Floor Plan

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
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