



SAMUEL WOOD

The Cedars Gravel Hill, Ludlow, Shropshire, SY8 1QL

Offers Over £180,000



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This 2 Bedroom Detached Bungalow sits in a convenient location, under a 5 minute walk from Ludlow's historic town centre. Outside the property enjoys excellent parking and small garden whilst accommodation benefitting from upvc double glazing and electric heating includes: Entrance Hall, Living Room, Kitchen, 2 Bedrooms, Shower Room and large store (former Garage). No onward chain. EPC Rating - F

\*Please note that the property may be of non standard construction\*

- 2 bedroom detached bungalow
- Just off town centre
- Electric heating and upvc double glazing
- Excellent parking
- Small garden
- No onward chain

The Cedars sits in a lovely convenient location just a very short walk into Ludlow's town centre and it is unusual to get a bungalow this close to the town and the facilities the town offers. Accommodation is fully described as follows:

Upvc double glazed door opens into

### L-shaped Entrance Hall

with access to roof space

### Living Room 15'7" x 11'8" (4.76m x 3.58m)

with door and window to the side

### Kitchen 15'6" x 5'10" (4.74m x 1.80m)

with window to side and access to roof space. Range of base cupboards, wall cupboards and drawers, heat resistant work surfaces and useful shelved cupboard

### Bedroom 1 15'6" x 9'1" (4.73m x 2.77m)

with window to frontage with large deep sill, small window to front side and airing cupboard

### Bedroom 2 8'11" x 5'0" (2.74m x 1.53m)

with window to side

### Shower Room 6'8" x 6'6" (2.05m x 2.00m)

with window to side and a suite in white of wc, pedestal wash hand basin, corner shower cubicle with Triton shower fitted and tiled splash backs.

### Outside:

The property is approached onto a tarmac driveway which provides excellent parking. There is a low wall with wrought iron railings to front elevation and double gates which lead down the side of the property which provides further parking and leads to the former garage with door and window to front elevation, light and power fitted and small window to rear elevation. The remainder of the garden sits then on the other side of the property and has been gravelled for low maintenance and has low fencing.

### Services:

Mains electricity, mains water, mains drainage. Electric heating via wall mounted heaters, windows are upvc double glazed. Broadband speed – 80Mbps – 1000Mbps. Flood risk – very low.

### Local Authority:

Shropshire Council, tax band – B

### Tenure:

The property is freehold

### Viewings

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

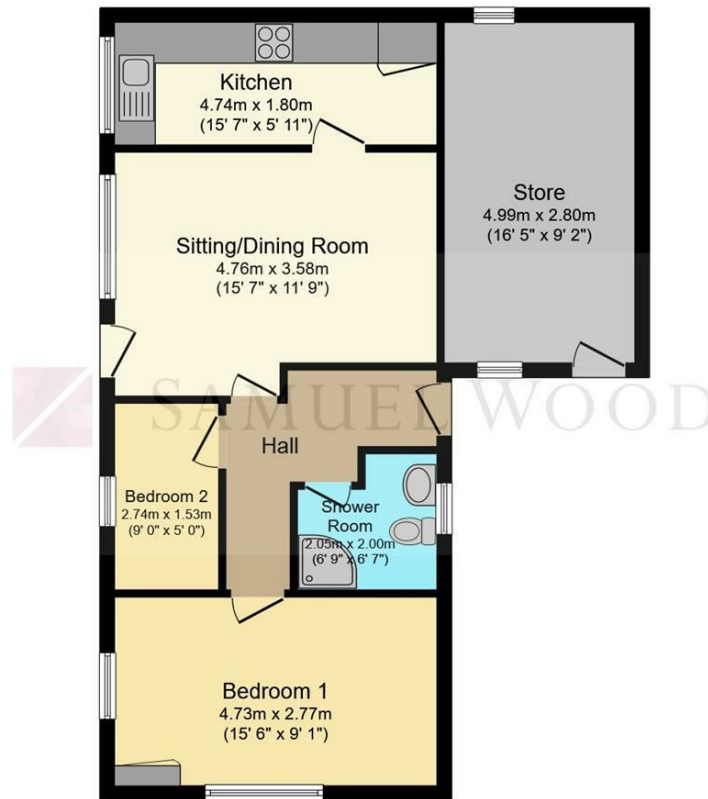
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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## Floor Plans



**Total floor area 67.4 sq.m. (726 sq.ft.) approx**

**This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox**

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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