



SAMUEL WOOD

21 New Street, Ludlow, Shropshire, SY8 2NH

Offers Based On £220,000



3 1 2 E

This spacious three bedroom, two reception roomed detached bungalow sits on a flat and level plot extending to 0.16 of an acre and enjoying two driveways and a large tandem garage. Accommodation benefiting from mainly UPVC double glazing and gas fired heating is in need of upgrading and improvements. No onward chain

- Three bedroom detached bungalow
- Not suitable for buyers that require a mortgage
- Good sized plot 0.16 of an acre
- Two driveways and large garage
- Gas heating, mainly UPVC double glazing
- In need of upgrading and improvement
- No onward chain

### Accommodation

The property is approached into a spacious entrance hallway with linen cupboard and access to roof space. Sitting room has windows to frontage and side and electric fire leading into a good sized dining room with pantry cupboard and sliding doors to rear garden.

Kitchen/breakfast room has a range of matching units, breakfast bar, dual aspect with windows to front and rear. Small utility and a separate walk-in store.

Back off the entrance hallway there are three good size bedrooms and bathroom.

### Outside

The Property is approached onto a tarmac driveway which provides parking for 2 to 3 vehicles and leads to a large tandem garage which will take two vehicles.

The front garden is enclosed by a low wall and has been gravelled for low maintenance with two raised beds and there is a second vehicle access at the other end of the bungalow with double gates and provides parking for a large car or two small cars

The rear garden is fully enclosed with lawned gardens. A covered decking area off the dining room and then stone edged borders around the outside with some shrubs and plants.

### Agents Note

There is a pre sale survey available for buyers to look at, 15% of the property's construction is single skin which makes it very difficult to obtain a mortgage, more details are available from the agent.

### Services

We understand that the property has Main electricity, water, drainage and gas. Gas fired heating via a wall mounted Worcester boiler in the utility room

The majority of windows are UPVC double glazed

Broadband Speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 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

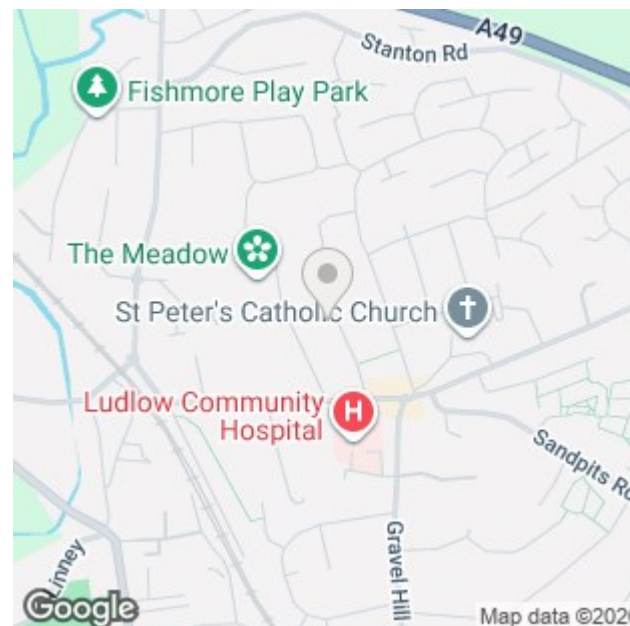
Council Tax Band: C

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.

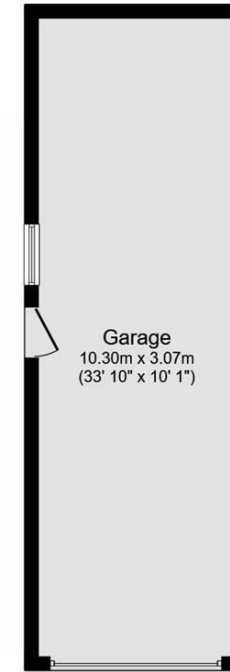
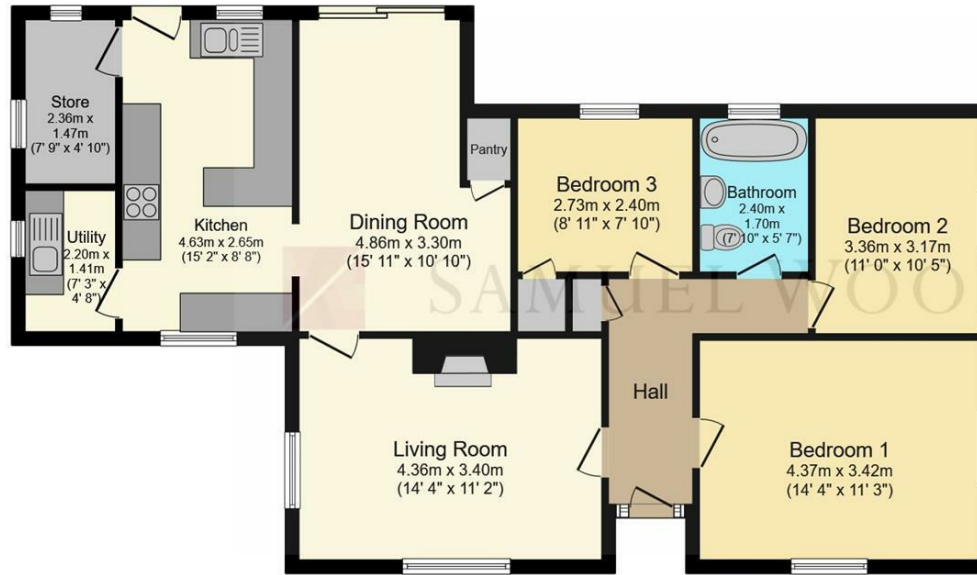
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



**Total floor area: 126.7 sq.m. (1,364 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](http://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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