

SAMUEL WOOD

39 Cliff Park Dinham, Ludlow, Shropshire, SY8 2JF

Offers Based On £125,000









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This well-presented two bedroom detached park home, occupies a delightful position on The Cliff Park, on the outskirts of Ludlow, enjoying attractive views across the rooftops towards Ludlow Castle. The property benefits from easily maintained landscaped garden and a allocated parking space.

Accommodation benefiting from LPG gas-fired heating includes an entrance hallway with excellent storage, an L shaped lounge / dining room with fireplace, fitted kitchen with breakfast bar, two bedrooms, a spacious shower room and a delightful garden room enjoying views towards the castle.

- Two bedroom detached park home
- Delightful views towards Ludlow Castle
- Spacious L shaped lounge / dining room
- Garden room overlooking the rooftops
- Low maintenance landscaped gardens
- Designated parking space

Location
The Cliff Park enjoys an attractive position on the edge of Ludlow, surrounded by the beautiful South Shropshire countryside, yet within easy reach of the town's historic centre.
Ludlow is renowned for its architecture, culture, independent shops, restaurants and festivals, whilst offering an excellent range of everyday amenities and facilities.
The property's position provides the additional attraction of views across the rooftops towards Ludlow Castle.

Accommodation

Entrance Hallway
The property is approached through an entrance door into a hallway with two good sized storage cupboards, providing useful storage space.

Lounge / Dining Room
A spacious L shaped lounge/dining room enjoying plenty of natural light from three windows. There is a feature fireplace incorporating an electric fire, providing an attractive focal point to the room, together with ample space for both lounge and dining furniture.

Kitchen
The kitchen is fitted with a range of matching units and incorporates a breakfast bar, together with an integrated cooker, hob and extractor hood. A particular feature is the lovely view from the kitchen window across the rooftops towards Ludlow Castle.

Bedroom One
A good sized bedroom positioned towards the front of the property, benefiting from a range of fitted bedroom furniture providing excellent storage.

Shower Room
Adjacent to the main bedroom is a spacious shower room, fitted with a modern suite in white incorporating a large walk-in shower, wash hand basin and WC.

Bedroom Two / Study
The second bedroom is currently utilised as a study and has been opened through into the adjoining garden room, creating a flexible and versatile space.

Garden Room
A delightful addition to the accommodation, providing a lovely area in which to sit and relax, whilst enjoying attractive views across the rooftops towards Ludlow Castle.

Outside

Parking
The property benefits from the right to park one vehicle within a designated parking bay.

Gardens
The gardens surrounding the property have been thoughtfully landscaped with low maintenance in mind and incorporate paved seating areas, providing pleasant spaces for outdoor relaxation and entertaining.
There is also a useful garden shed for storage.

Services:
We understand that the property has mains electric and mains water. Communal drainage. system. LPG gas fired heating to radiators.

Broadband Speed: Approximately 28 - 40 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is leasehold. Ground rent per month £187.71 which includes water and drainage costs.

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

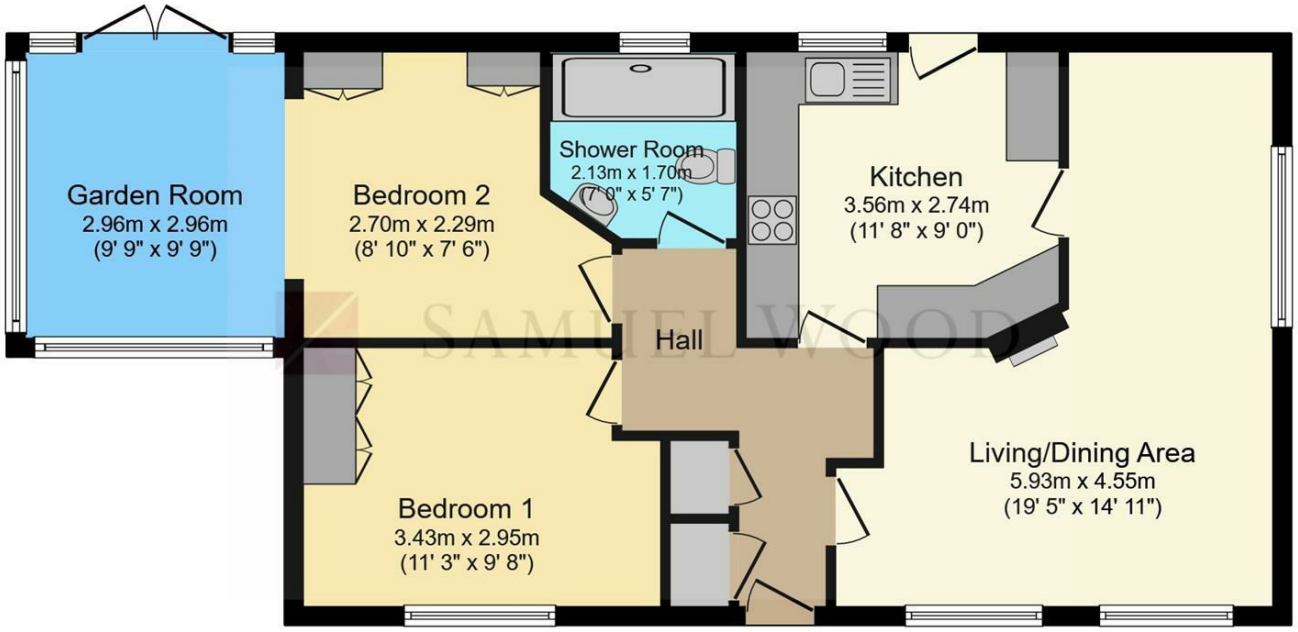








Floor Plans



Floor Plan

Total floor area: 79.8 sq.m. (859 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

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