



SAMUEL WOOD

4 Pynfold Gardens, Ludlow, Shropshire, SY8 1RW

£900 Per Month





## 4 Pynfold Gardens

Ludlow, Shropshire, SY8 1RW



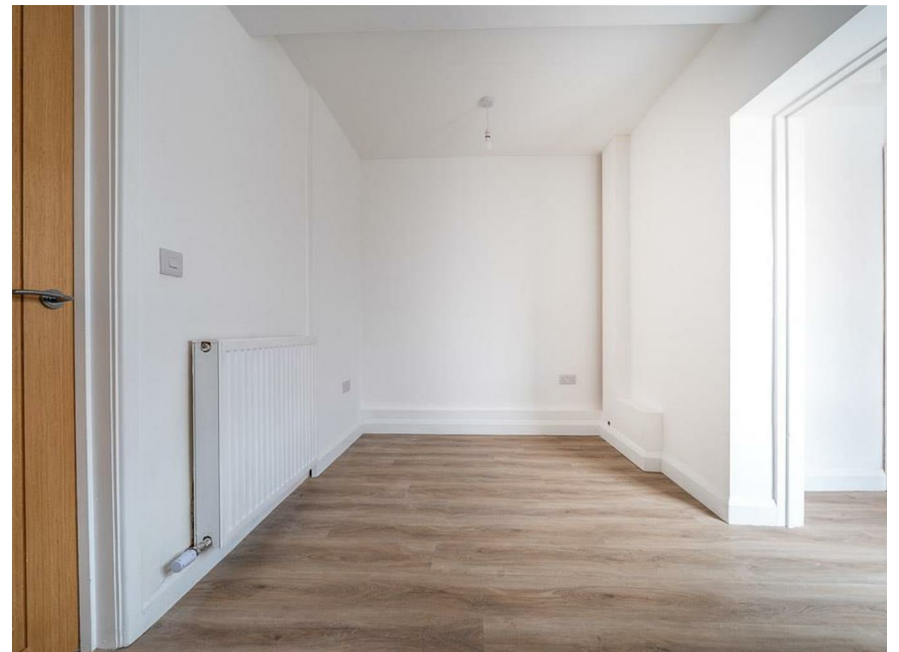
- Much improved two bedroom end terraced house
- Newly fitted kitchen and bathrooms
- Level and low maintenance gardens
- Central location just off Ludlow town centre
- Gas fired heating and UPVC double glazing

End terrace close to Ludlow town centre with upgraded kitchen, modern bathroom, two good sized bedrooms and a generous front garden.

This much improved end terrace house sits in a convenient position just off Ludlow town centre and offers well planned accommodation with UPVC double glazing and gas fired central heating. The entrance hall gives access to the staircase and leads into a comfortable living room with period style cupboards, shelving, a large front window and a useful under stairs storage cupboard housing the gas boiler. To the rear is an upgraded kitchen / dining room fitted with a modern range of units, integrated oven, hob, extractor and dishwasher, and space for a dining table and chairs. A rear lobby provides a small storage cupboard and access to a generous ground floor cloakroom and to a rear utility / porch. On the first floor the landing serves two good sized bedrooms, the main bedroom having excellent fitted cupboards, together with an upgraded bathroom fitted with a white suite including WC, wash hand basin in vanity unit and a bath with shower over.

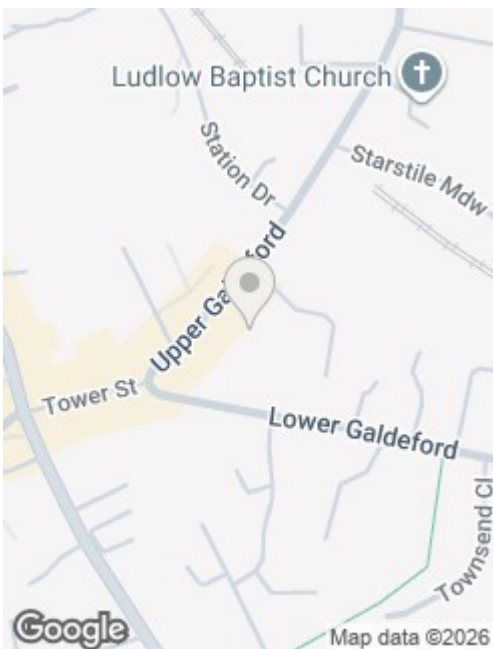
Outside, the property benefits from a good sized front garden with paved seating areas, planted borders and a garden shed. To the rear there is a narrow pathway providing pedestrian access to the neighbouring property, and there is also a right of access across the front pathway in favour of the two adjoining houses in the terrace.

The house is situated just off Ludlow's historic town centre, within easy reach of local shops, cafes and everyday services. Rail and bus links are available from the town, and the position offers straightforward access to wider routes through South Shropshire and the surrounding countryside.









## Directions

Available on a min 12 months tenancy

Furnished, / Unfurnished.

No smoking/vaping.

Pets considered. / No Pets.

EPC - D

Council Tax Band – A

Utilities; mains gas, mains electric, mains water, mains drainage

Parking situation – on street parking (please note Ludlow operates residents permit scheme. You can find more details on Shropshire Council website)



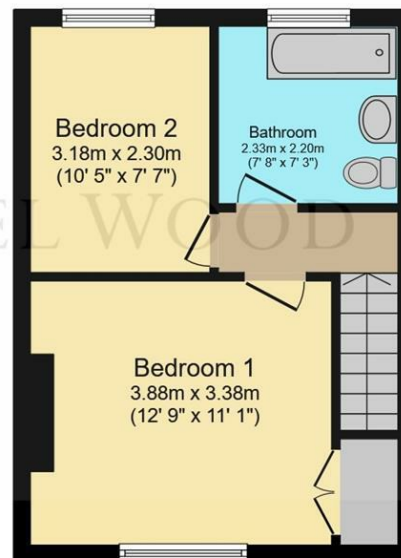






**Ground Floor**

Floor area 42.5 sq.m. (457 sq.ft.)



**First Floor**

Floor area 31.2 sq.m. (336 sq.ft.)

**Total floor area: 73.6 sq.m. (793 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

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF

Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)