



SAMUEL WOOD

10 Felton Close, Ludlow, Shropshire, SY8 1DQ

Offers Based On £235,000





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This 3 storey, 3 double bedroom end terraced house is located in a modern cul de sac of similar properties located on the Northern side of the town. Outside the property has the right to park 2 vehicles, whilst to the rear there is a delightful and landscaped low maintenance garden. Accommodation much improved has the benefit of upvc double glazing and gas fired heating to: Large re-fitted Kitchen / Dining Room, Living Room, First Floor Landing with 2 Double Bedrooms and Upgraded Shower Room. On the Second Floor is a landing with small Study Area and a Master Bedroom incorporating and En-Suite Bathroom. Viewing advised. EPC D



- 3 storey end terraced house
- 3 double bedrooms & 2 bathrooms
- Modern Kitchen / Diner
- Parking for 2 cars
- Low maintenance and landscaped rear garden
- Internal inspection advised

Felton Close is a popular cul de sac of similar properties sitting on the Northern side of Ludlow town but easily accessible to Ludlow's historic town centre which is renowned for its architecture, culture and festivals. Accommodation in this delightful home is worthy of internal inspection and is fully described as follows:

Canopied Porch underneath which is the front door opening into

#### **Re-modelled Kitchen / Dining Room 12'9" x 12'8" (3.89 x 3.86)**

beautifully presented with a modern range of matching units with white and grey fronts, attractive work surfaces and tiled splash backs, 1½ bowl single drainer sink unit with waste disposal, gas hob with extractor positioned above, integrated electric oven, microwave, dishwasher and planned space for washing machine, dryer and American style fridge freezer. Also housed in the kitchen is the Worcester wall mounted gas boiler which heats domestic hot water and radiators

#### **Living Room 14'5" x 12'10" (4.40 x 3.90)**

with double doors and window overlooking the landscaped rear garden, feature fireplace (non functional) with electric stove fitted and included in the sale, door into under stairs storage cupboard

#### **First Floor Landing**

##### **Bedroom 2 12'10" x 10'5" (3.90 x 3.17)**

with window overlooking the rear garden

##### **Bedroom 3 12'10" x 10'1" (3.92 x 3.08)**

With 2 windows to frontage

##### **House Shower Room 6'7" x 5'7" (2.00 x 1.70)**

recently re-fitted with a modern suite that includes wc, wash hand basin with cupboards beneath, double width shower cubicle with multi-head shower and attractive tiled splash backs.

#### **Second Floor Landing**

with Study Area and double glazed roof window to rear elevation.

##### **Bedroom 1 19'0" x 12'10" (5.80 x 3.92)**

with window to frontage and access to roof space

##### **En-Suite Bathroom 8'2" x 4'11" (2.50 x 1.50)**

with up and over double glazed roof window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath

#### **Services:**

Mains electricity, mains water, mains drainage and gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk - very low. Broadband speeds: Basi 15 Mbps, Superfast 45 Mbps, Ultrafast 1800 Mbps

#### **Outside:**

At the frontage the property has a small open plan garden which is planted with pathway leading to the front door and the right to park 2 vehicles at the frontage. Shared side access leads to rear garden which has been beautifully landscaped by the current vendors to include boarded fencing to both side elevations, astro turf directly nearest the house, large shed built underneath a raised decked area with balustrades, providing a lovely seating area or summer dining space. Stone edged border at the back of the garden planted with a selection of shrubs and a tree

#### **Agents Notes:**

- 1.All internal doors have been replaced with oak doors
- 2.Please not the rear garden backs onto the railway line
- 3.There is a management company dealing with the communal areas of the development and the current charge for 2025/26 is around £200 per annum (vendor has requested exact figure from Management company and this is awaited)

#### **Local Authority:**

Shropshire Council, tax band B

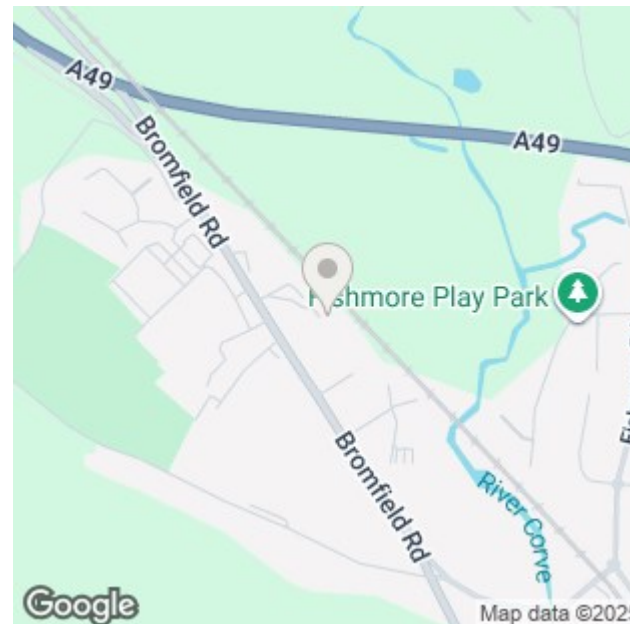
#### **To view this property:**

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

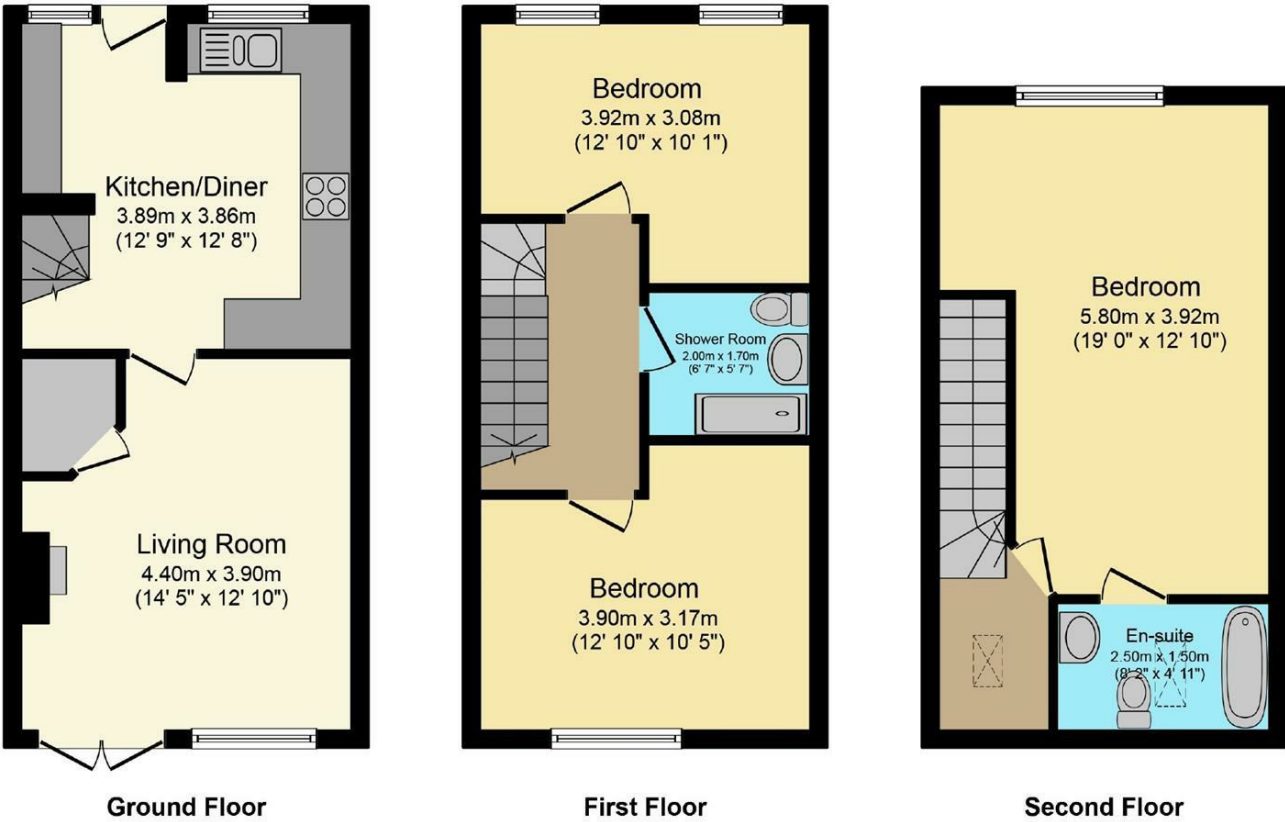
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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