



SAMUEL WOOD

27 Hamlet Road, Ludlow, Shropshire, SY8 2NR

Asking Price £215,000



This 3 double bedroom mid terrace double fronted house sits in a mature residential area and enjoys driveway parking and a good-sized rear garden. Accommodation, in need of upgrading and improvements benefits from gas fired heating and upvc double glazing to include: Entrance Hall, Living Room with wood burner, Kitchen / Dining Room, Rear Lobby with store, wc and Utility. First Floor Landing with 3 Double Bedrooms and Bathroom. EPC rating D

- 3 double bedroom terraced house
- Mature residential area
- Gas heating and upvc double glazing
- Driveway parking and enclosed garden
- In need of some upgrading and improvements

### Recessed Porch

with front door opening into

### Entrance Hallway

### Living Room 18'0" x 11'10" (5.50m x 3.62m)

having dual aspect with windows to front elevation and double doors to rear garden. The room has a feature fireplace with exposed brickwork, mantle over and wood burning stove

### Kitchen / Dining Room 18'1" x 13'5" (5.52m x 4.11m)

with window to frontage, smaller window to rear, ample room for table and chairs. The kitchen area is fitted with a range of matching units with cream coloured fronts, heat resistant work surfaces, tiled splash backs, stainless steel drainer and sink unit. Electric hob with electric oven below, planked space and plumbing for washing machine and dishwasher and useful understairs storage area

### Rear Hallway

with door to rear garden and door into coal store

### Cloakroom

with window to rear and a high level wc

### Utility Room 9'1" x 5'10" (2.77m x 1.80m)

with window to rear

### First Floor Landing

with door into the boiler cupboard housing the wall mounted gas fired boiler. Window to rear with lovely roof top view

### Bedroom 1 17'10" x 8'2" (5.45m x 2.50m)

with 2 windows to frontage and fitted wardrobe cupboard with hanging rail

### Bedroom 2 12'1" x 12'0" (3.70m x 3.66m)

with 2 windows to frontage and fitted cupboard

### Bedroom 3 11'10" x 9'6" (3.63m x 2.90m)

with window to rear with this lovely view

### Bathroom 9'2" x 5'7" (2.80m x 1.72m)

with window to rear and a suite in white of wc, pedestal wash hand basin and panelled bath over which is a shower and tiled splash backs

### Outside:

The property is approached onto a double width driveway providing parking for 2 cars. The remainder of the front garden has low hedge with borders, there is then a shared access leading to the rear of the property and in turn off this area there is a paved seating area at the back of the living room providing a summer dining area. Steps then lead down onto the main part of the garden which is laid to lawn with high board fencing to side and rear elevations aiding privacy together with garden shed and summer house.

### Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators and windows are double glazed. Broadband speed - 16 – 1000 Mbps. Flood risk – no risk.

### Local Authority:

Shropshire, tax band – B

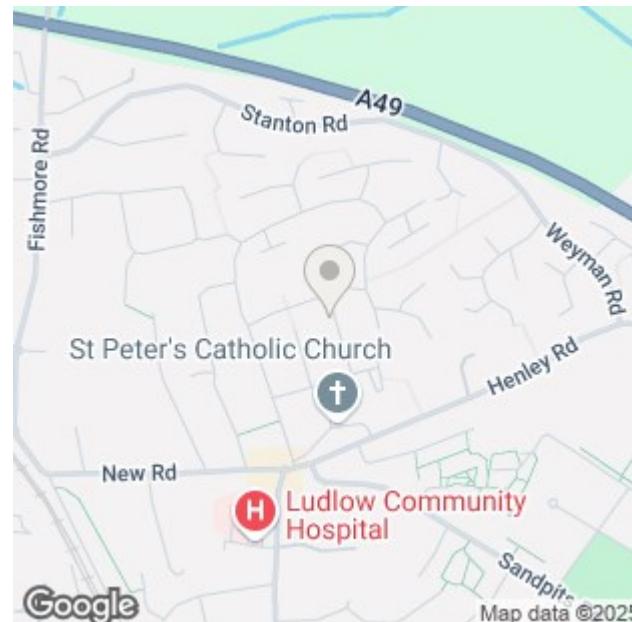
### Viewings

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



**Ground Floor**

Floor area 54.5 m<sup>2</sup> (586 sq.ft.)



**First Floor**

Floor area 48.9 m<sup>2</sup> (527 sq.ft.)

**TOTAL: 103.4 m<sup>2</sup> (1,113 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)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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