



SAMUEL WOOD

22 Chestnut Meadow, Bucknell, Shropshire, SY7 0AA

60% Shared ownership £114,000



This 3 bedroom, end terraced house sits in a cul-de-sac of similar properties in this well serviced and popular village of Bucknell. The property sits at the end of the cul-de-sac and is approached onto a driveway providing parking whilst at the rear there is an enclosed garden. Accommodation benefitting from double glazing and electric heating briefly includes Reception Hallway, Cloakroom / Small Utility, Kitchen / Dining Room, Living Room, First Floor Landing with 3 good sized Bedrooms and Bathroom. We offer to market a 60% Leasehold share of this property. No onward chain. EPC Rating – C

- 60% share of property
- 3 bedroom end terrace
- Popular and well serviced village
- Driveway parking and enclosed garden
- Electric heating and double glazing
- No onward chain

Bucknell is a popular South Shropshire village with excellent facilities that include Shop, Butcher, Garage, 2 Public Houses with restaurants, Heart of Mid Wales Railway Line, Junior School, Church and an active community. Historic Ludlow sits to the East and offers a greater range of facilities whilst popular towns of Knighton and Craven Arms are within a short drive.

Covered Porch

Underneath which is the front door which opens into

Spacious Reception Hallway

With window to side and good sized under stairs storage cupboard

Cloakroom

Having window to frontage, a suite in white of wc and wash hand basin. There is also a heat resistant work surface with space and plumbing for a washing machine.

Kitchen / Dining Room 16'0" x 10'6" (4.89m x 3.21m)

Has window to front elevation, Dining area has ample room for table and chairs. The kitchen is fitted with a range of matching units, heat resistant work surfaces, tiled splash backs, stainless steel sink unit, electric hob with double electric oven below. Space and plumbing for dishwasher and room for free standing fridge freezer.

Living Room 17'2" x 12'7" (5.25m x 3.85m)

Has double doors overlooking the pretty rear garden.

First Floor Landing

Having window to side, with a lovely view across open farmland and airing cupboard housing the hot water cylinder and shelving.

Bedroom 1 14'6" x 10'6" (4.43m x 3.21m)

With window to rear elevation overlooking garden

Bedroom 2 14'8" x 9'0" (4.48m x 2.75m)

Has window to frontage

Bedroom 3 10'0" x 7'6" (3.07m x 2.30m)

Has window to frontage and access to roof space.

Bathroom 7'4" x 5'10" (2.25m x 1.80m)

Has a suite in white of wc, pedestal wash hand basin and panelled bath with electric shower over, shower screen, tiled splash backs and window to rear elevation.

Outside:

The property is right at the end of the cul-de-sac with a tarmac driveway, gated access and slabbed pathway then leads to the rear to an enclosed garden which has a paved seating area directly at the rear of the house. Dwarf wall and step leads to a lawn garden with shrubbed borders around the outside. Boarded fencing to both side elevation and rear elevation aiding privacy. Door into a useful bin store / shed.

Agents Notes

1. The property is Leasehold and was a 99 year lease which commenced on 2004
2. The buyers need to have a local connection, Details of the process to start checks to see if you can be accepted for the property via connexus: Gaynor Moreton Gaynor.Moreton@connexus-group.co.uk Customer Service - 03332 31 32 33 Ext - 3449 Mob - 07980 921033
3. There is a rental of £146.65 for rent and £20.13 service charge for the remainder of the percentage which is not owned per month.

Services:

Mains electricity, Mains Water, Mains Drainage, Electric heating where listed, windows are double glazed.

Local Authority:

Shropshire
Council Tax Band - C

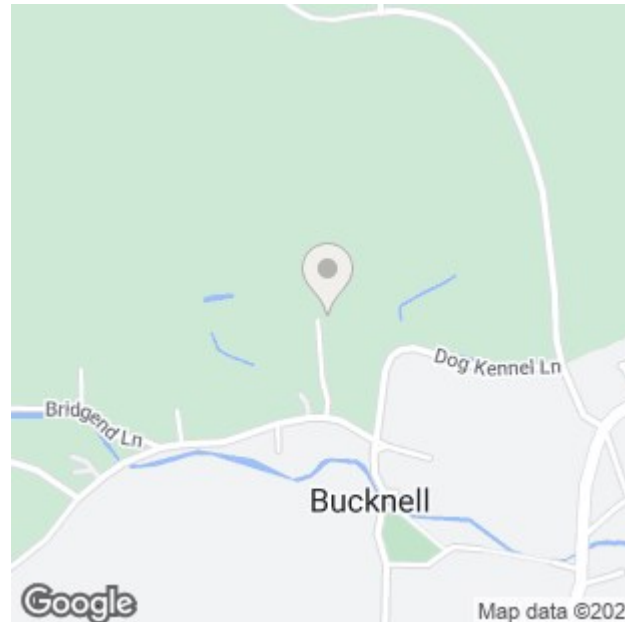
Viewings

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

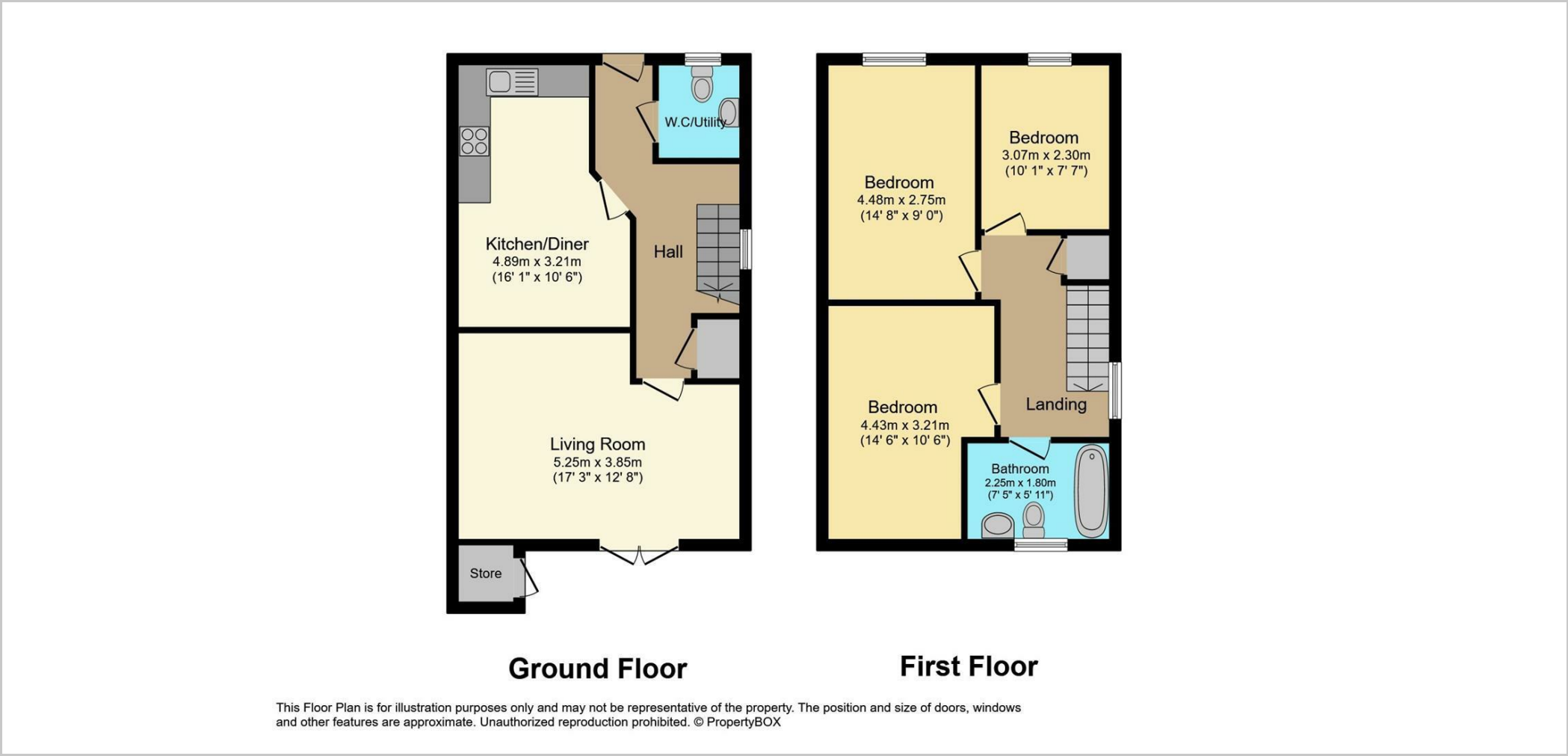
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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

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.



Floor Plans



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
Tel: 01584 875207 | ludlow@samuelwood.co.uk