



SAMUEL WOOD

3 Elm Walk, Ludlow, Shropshire, SY8 2LX

Asking Price £179,950





This 2 bedroom terraced house benefitting from garage and parking sits in a mature residential area and enjoys a fantastic view across the rooftops together with gardens to both front and rear. Accommodation benefitting from UPVC double glazing and gas-fired heating briefly includes; Entrance porch, Living Room, Kitchen with Oak units, Garden Room, First Floor Landing, two good-sized Bedrooms and Bathroom. EPC Rating - C



- 2 bedroom terraced house
- Mature residential area
- Fantastic far-reaching view
- Gardens to front and rear
- Garage and parking space
- Upvc double glazing and gas fired heating
- Rear garden Room extension

Front door opens into

### Reception Porch

with door into the meter cupboards and attractive tiled flooring.

### Living Room 15'0" x 13'6" (4.58m x 4.12m)

having window to frontage, tiled flooring matching that of the entrance hall. Feature fireplace with electric fire fitted and understairs storage cupboard.

### Kitchen 13'6" x 8'2" (4.12m x 2.50)

has attractive tiled flooring, a range of matching Oak fronted units with heat resistant work surfaces, tiled splashbacks and one and a half bowl stainless steel sink unit. Planned space for cooker, space and plumbing for washing machine, room for a fridge and freezer. Window and door out into

### Rear Garden Room 11'10" x 5'4" (3.62m x 1.65m)

having door and window to rear elevation enjoying this fantastic view across the rooftops.

### First Floor Landing

having access to roof space, door into the boiler cupboard housing the Worcester wall mounted combination boiler which heats the domestic hot water and radiators.

### Bedroom 1 13'5" x 10'9" (4.10m x 3.30m)

having 2 windows to frontage

### Bedroom 2 12'4" x 7'7" (3.76m x 2.32m)

having window to rear with this phenomenal far-reaching view across the roof tops.

### Bathroom 6'8" x 5'9" (2.05m x 1.76m)

having window to rear and a suite in white of WC, wash handbasin with large vanity cupboard, panelled bath with electric shower over and tiled splashbacks.

### Outside

The property is approached over pathway to the front door. The front garden with the property is open plan and has been stepped for ease of maintenance with attractive borders. The rear garden with the property has a paved terrace directly nearest the house taking in this lovely view across the rooftops. There is a greenhouse and steps then lead down through the garden passing sleeper styled raised beds. A small, gated access then leads out to the rear where a single Garage can be found with a parking space in front.

### Services

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators. Windows are upvc double glazed. Flood risk; Very Low. Approximate Broadband speeds; Basic- 15mbps, Superfast- 80mbps, Ultrafast 1000mbps.

### Tenure

Freehold

### Local Authority

Shropshire Council

Council Tax - Band A

### Viewings

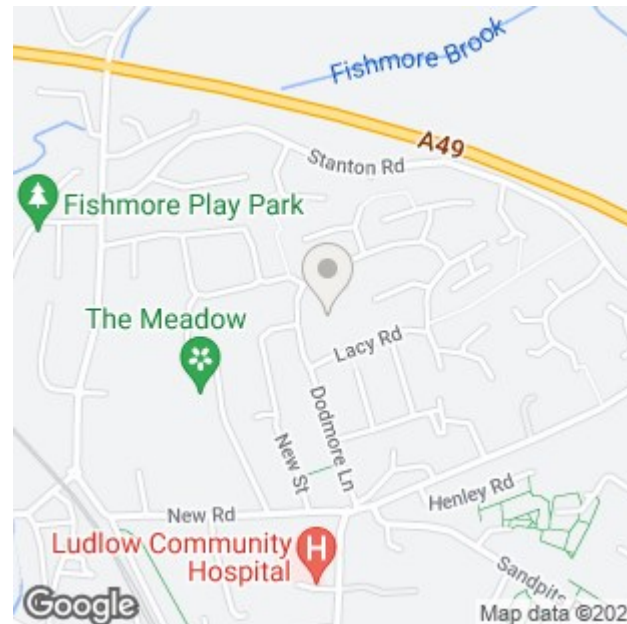
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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)

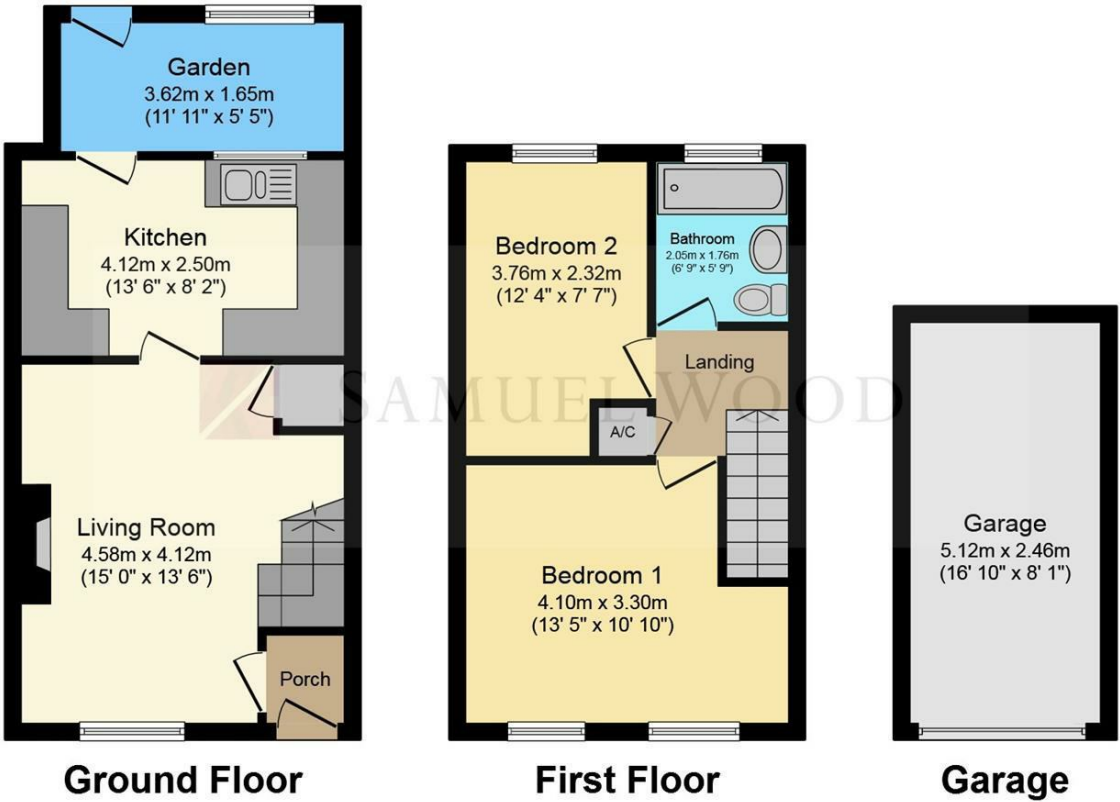
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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Floor Plans



Total floor area 77.8 m<sup>2</sup> (838 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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