



SAMUEL WOOD

2 Clee View Close, Ludlow, Shropshire, SY8 1TH

Guide Price £225,000



This good sized 3 bedroom semi-detached house is located in a small cul de sac of similar properties and enjoys driveway parking, Garage and a large rear garden. Accommodation benefitting from upvc double glazing and gas fired heating briefly includes: Reception Hall, Living Room, Dining Room, Kitchen, large Side Lobby, Cloakroom, First Floor Landing with 3 Bedrooms all with fitted wardrobes and Bathroom.

- 3 bedroom semi-detached house
- Large rear garden
- Small cul de sac of similar properties
- Driveway parking and garage
- Viewing highly recommended
- Epc Rating - D

Clee View Close is a small cul de sac of similar properties located on the Eastern side of Ludlow town which is renowned for its' architecture, culture and festivals together with a good range of shopping, recreation and educational facilities. The whole is more fully described as follows:

Upvc front door with matching side window opens into

Reception Hall

with dado rail

Living Room 17'1" x 13'5" (5.20 x 4.10)

With window to frontage, dado rail, feature fireplace with gas fire fitted and wooden display areas. Archway through into

Dining Room 10'6" x 8'4" (3.20 x 2.55)

With sliding doors to rear garden and coving

Kitchen 10'6" x 8'5" (3.20 x 2.56)

With window overlooking rear garden, range of matching units with wood styled fronts and heat resistant work surfaces. There is a stainless steel sink unit, gas hob with electric oven below and extractor positioned above, space for slim line dishwasher, space and plumbing for washing machine and room for a fridge

Side Lobby

with door to frontage, door to rear, wood panelling to half height and tiled floor

Cloakroom

with window to rear elevation, tiled floor and suite in white of wc and wash hand basin

First Floor Landing

having access to roof space with drop down ladder, window to side and door into boiler cupboard housing the Halstead gas fired boiler which heats domestic hot water and radiators

Bedroom 1 12'7" x 9'11" (3.83 x 3.02)

With window to frontage, dado rail and double opening doors into wardrobe cupboard with hanging rail and shelf

Bedroom 2 10'6" x 9'10" (3.20 x 3.00)

With window overlooking rear garden, dado rail and fitted wardrobe cupboard with hanging rail and shelf

Bedroom 3 8'10" x 6'11" (2.70 x 2.10)

With window to frontage, dado rail, double opening doors into wardrobe cupboard with hanging rail and shelf

Bathroom 8'2" x 5'5" (2.50 x 1.66)

With windows to side and rear elevations, suite in champagne of wc, pedestal wash hand basin and corner bath with window seat, telephone style shower attachment and extensively tiled walls.

Outside:

The property sits in a small cul de sac of similar properties and is approached by a tarmacadam driveway which provides parking. Off here an up and over door leads into the Garage (5.10m x 2.55m) with concrete floor, light, power and water fitted, window to rear elevation. The front garden with the property is laid to lawn with shrubs, steps then lead down to the front door. The rear garden is enclosed with bricked seating area directly nearest the house and garden shed. The garden in the main is laid to lawn with borders with boarded fencing to both side and rear elevations aiding privacy.

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, telephone to BT regulations, windows are double glazed

Tenure:

The property is freehold

Local Authority:

Shropshire Council

To view this property:

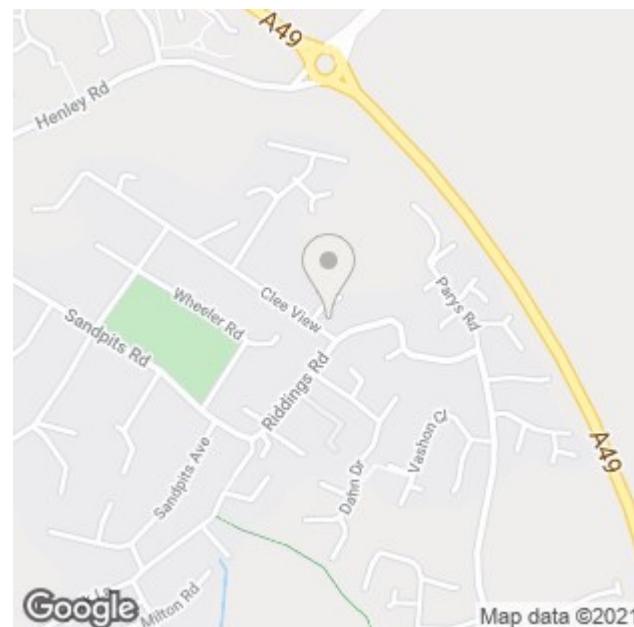
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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