



SAMUEL WOOD

31 Vashon Close, Ludlow, Shropshire, SY8 1XG

Asking Price £200,000





This well presented 2 bedroom link semi-detached house is located in a popular development on the Eastern side of Ludlow town. Outside the property enjoys driveway parking, garage and a larger than average garden for a 2 bedroom property. Accommodation benefitting from upvc double glazing and gas fired heating is well presented and includes: Reception Hallway, re-fitted Kitchen, Living Room, First Floor Landing with 2 Bedrooms, both having fitted wardrobes and re-fitted Bathroom. EPC Rating - C



- 2 bedroom link semi-detached house
- Popular cul de sac of similar properties
- Upvc double glazing and gas fired heating
- Modernised kitchen and bathroom
- Garage and driveway parking
- Larger than average sized garden

Canopied Porch underneath which is composite front door opening into

### Reception Hallway

with an oak floor. Archway through to the

### Kitchen 7'10" x 7'10" (2.40m x 2.40m)

with window to frontage and oak floor matching that of the hallway. Nicely fitted with a modern range of matching units with cream gloss fronts, wood block work surfaces and tiled splash backs. There is a 1 1/2 bowl sink unit, gas hob with extractor positioned above, electric oven adjacent, planned space for washing machine and fridge freezer. Also housed in the kitchen is the Alpha gas fired boiler which heats domestic hot water and radiators.

### Living Room 16'10" x 11'9" (5.15m x 3.60m)

with door and full length window out onto rear garden and oak flooring.

### First Floor Landing

having access to roof space with drop down ladder

### Bedroom 1 13'3" x 9'3" (4.04m x 2.83m)

with oak flooring, window overlooking rear garden and a view through to the green space at the rear and double opening doors into wardrobe cupboard

### Bedroom 2 10'9" x 6'9" (3.29m x 2.07m)

with window to frontage and 2 wardrobe cupboards both with hanging rail and shelf

### Bathroom

nicely fitted with an upgraded suite in white of wc, wash hand basin with large vanity cupboard and panelled bath with shower screen and multi-head shower over, tiled floor, matching wall tiling and window to frontage

### Outside:

The property is approached onto a tarmac driveway which provides parking for 2 cars and a gravelled overspill parking space. Off the driveway an electrically operated roller shutter door opens into the property's garage with concrete floor, light and power fitted and personal door to rear garden. The rear garden with the property backs onto a green space and is larger than your average 2 bedroom property, there is a decked seating area at the back of the garage, further gravelled border, lawned garden, a selection of shrubs and steps to a bottom section.

### Services:

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

### Local Authority:

Shropshire Council

### Council Tax Band

Band B

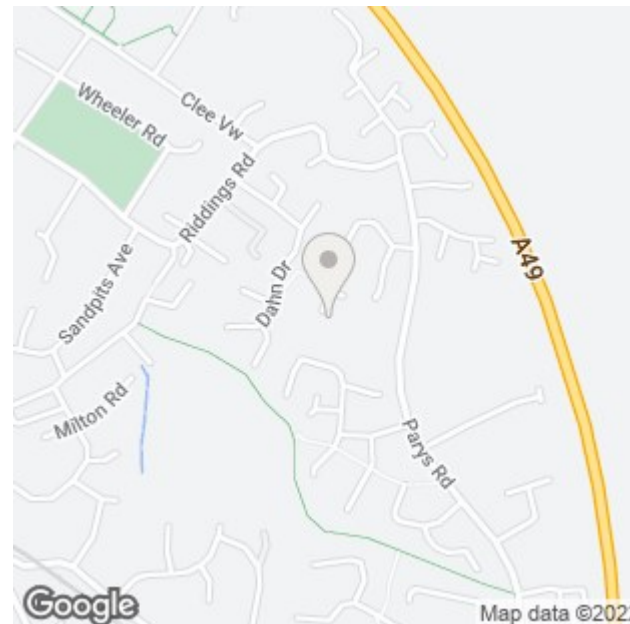
### Viewings

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

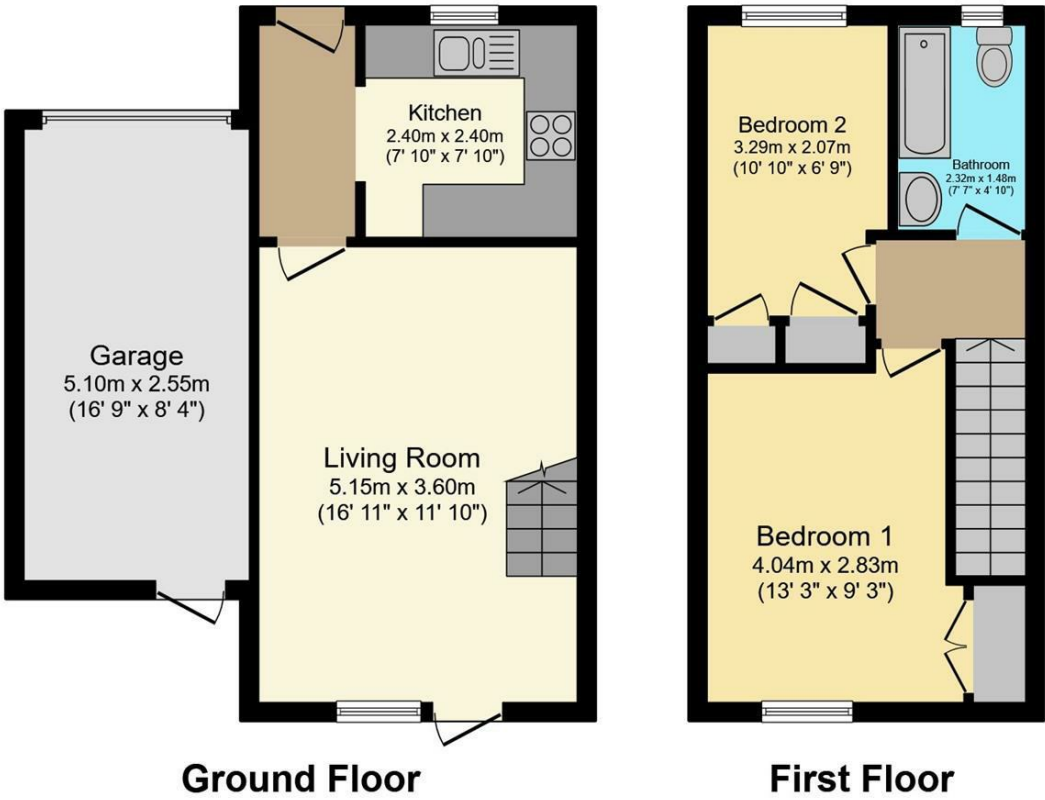
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES  
Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW  
Tel: 01584 875207 | ludlow@samuelwood.co.uk