



SAMUEL WOOD

9 Baker Close, Ludlow, Shropshire, SY8 1XJ

Price Guide £169,995



This 2 bedroom mid terrace house sits in a popular and well respected cul de sac sitting on the Eastern side of the town. Outside the property has excellent driveway parking and gardens to front and rear. Accommodation benefitting from gas fired heating and upvc double glazing briefly includes: Reception Hall, Living Room, Kitchen, First Floor Landing, 2 Bedrooms both with fitted wardrobes and modern Bathroom. No onward chain

- 2 Bedroom Mid Terrace House
- Desirable Cul De Sac On Edge Of Town
- Driveway Parking
- Gardens Front and Rear
- Gas Fired Heating And UPVC Double Glazing
- No Onward Chain

Canopied Porch underneath which is front door and window to frontage opening into

Reception Hallway

with tiled floor

Living Room 13'0" x 12'11" (3.97m x 3.95m)

With sliding doors to rear garden, wooden fire surround with marble style inset and hearth suitable for electric fire or similar, under stairs storage cupboard and wall lights.

Kitchen 9'11" x 6'0" (3.04m x 1.83m)

With window to frontage, tiled floor matching that of the hall, range of base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs. There is a 1 1/2 bowl sink unit, 4-ring gas hob with electric oven below, extractor positioned above, planned space and plumbing for a washer/dryer, room for a fridge freezer and also housed in the kitchen is the recently replaced Worcester wall mounted gas fired boiler which heats domestic hot water and radiators where listed

First Floor Landing

With access to roof space, door into linen cupboard with shelving

Bedroom 1 10'8" x 9'6" (3.27m x 2.92m)

With window to frontage and fitted wardrobe cupboard with double doors, hanging rail and shelf.

Bedroom 2 9'1" x 6'5" (2.77m x 1.96m)

With window overlooking rear garden and double doors into wardrobe cupboard with hanging rail and shelving

Bathroom 6'5" x 5'6" (1.96m x 1.70m)

With window to rear garden and a suite in white of wc, pedestal wash hand basin and panelled bath with shower screen, shower over. White tiled splash backs,, wood effect vinyl flooring and extractor fan.

Outside

The property has driveway parking for 2 cars sitting at the end of the terrace and grassed area to the side. The front garden with the property has mature tree, hedging, slab pathway to front door and laid to lawn whilst to the rear there is an enclosed garden with boarded fencing to side and rear elevations, paved seating area, area of lawn and shrub border. Gated access at the bottom of the garden leads round the terrace to the property's parking.

Agents Note

The property has been newly carpeted and redecorated throughout.

Services

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

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

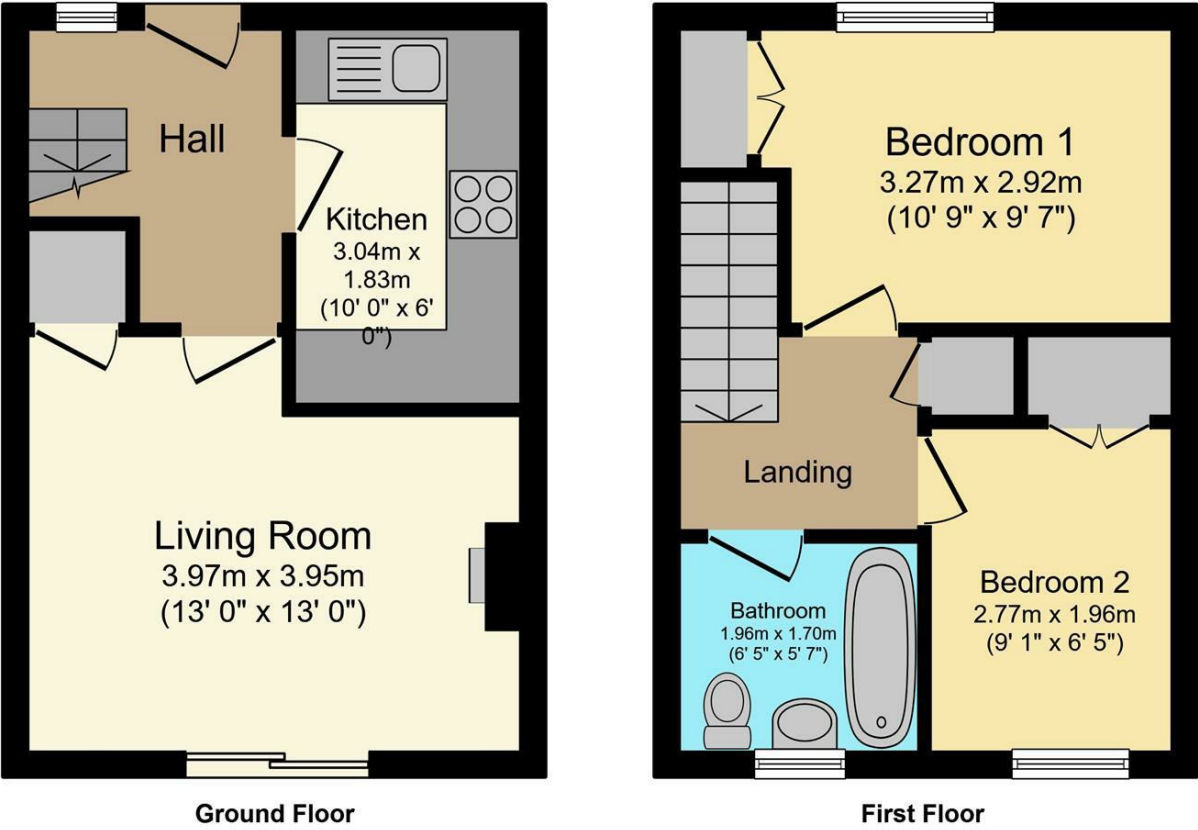
For out of office enquires please phone Andrew Cadwallader on 07974 015764

Referrals

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



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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