



SAMUEL WOOD

19 Baker Close, Ludlow, Shropshire, SY8 1XJ  
Offers In The Region Of £175,000



This well presented 2 bedroom house with the added benefit of a delightful conservatory is located in a popular cul de sac on the Eastern side of Ludlow town. The property enjoys driveway parking for 2 cars and an enclosed rear garden. Accommodation benefitting from gas fired heating and upvc double glazing to: Reception Hall, Living Room, Kitchen / Breakfast Room, Conservatory, First Floor Landing, 2 Bedrooms both with fitted wardrobes and Shower Room. Ideal First Time, Retirement or investment buy. EPC Rating - D

- 2 bedroom terraced house
- Popular cul de sac on outskirts of town
- Added benefit of conservatory
- Upvc dg and gas heating
- Driveway parking
- Enclosed rear garden

## Canopied Porch

undemeath which is the front door opening into the

## Reception Hall

### Living Room 14'8" x 13'0" (4.48m x 3.97m)

with window to frontage and understairs storage cupboard

### Kitchen / Breakfast Room 12'10" x 7'4" (3.93m x 2.25m)

with tiled floor, range of matching units with cream coloured fronts, heat resistant work surfaces and attractive tiled splash backs, stainless steel sink unit, gas hob with extractor positioned above and electric oven below. There is an integrated fridge and freezer, space and plumbing for washing machine, room for a small table or breakfast bar, window and door opening to

### Rear Conservatory 10'11" x 10'0" (3.33m x 3.05m)

being of upvc construction with double opening doors out onto the rear garden

## First Floor Landing

with access to roof space and door into the boiler cupboard housing the recently replaced Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

### Bedroom 1 11'9" x 9'7" (3.60m x 2.93m)

with window to frontage and double doors into wardrobe cupboard with hanging rail and shelf

### Bedroom 2 9'6" x 6'5" (2.90m x 1.97m)

with window overlooking the rear garden and double doors into wardrobe cupboard with hanging rail and shelf

### Shower Room 5'6" x 5'5" (1.69m x 1.67m)

with window to rear, modernised suite in white to include wc, pedestal wash hand basin, corner shower cubicle with shower fitted, tiled floor and walls

## Outside:

The property is approached over a slab pathway leading to the front door. The front garden is gravelled for ease of maintenance. Also at the frontage the property has parking and access round the terrace of properties providing access to the rear garden. That garden has been landscaped with low maintenance in mind with a large, decked seating area off the conservatory, steps lead down past gravelled sections to the rear where a garden shed can be found.

## Services:

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

## Local Authority:

Shropshire, Council tax band: B

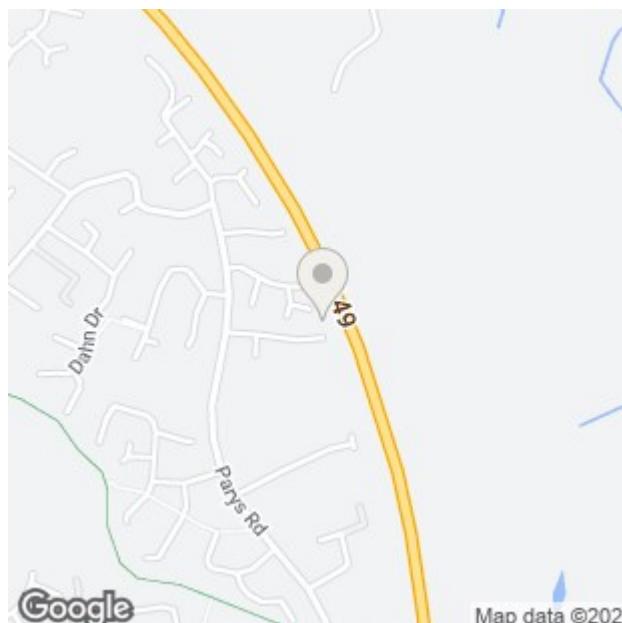
## Viewings

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

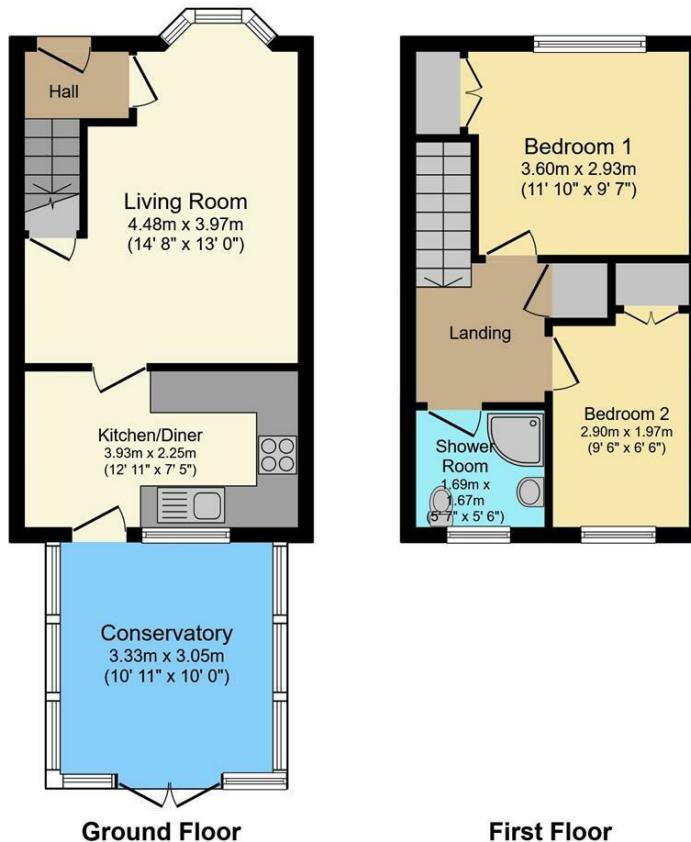
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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