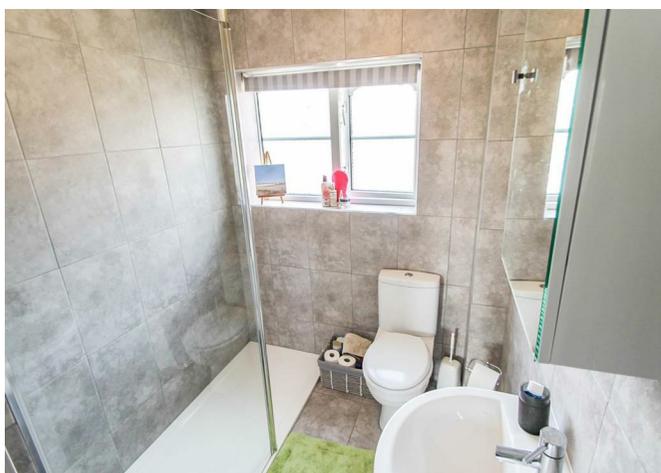




SAMUEL WOOD

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

Asking Price £179,995



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This spacious 2 bedroom terraced house sits in a small cul de sac of similar properties in a popular residential area. Outside the property enjoys driveway parking for 2 cars and a good sized rear garden. Accommodation, well presented, benefits from upvc double glazing and gas fired heating to include: Reception Hall with large storage cupboard, re-fitted Kitchen, Lounge / Dining Room, First Floor Landing with 2 good sized Bedrooms both with fitted wardrobes and upgraded Shower Room. EPC Rating - D

- 2 bedroom terraced house
- Small cul de sac of properties
- Driveway parking for 2 cars, good sized enclosed rear garden
- Upvc and gas heating
- Modern kitchen and bathrooms
- Viewing recommended

Canopied Porch

with useful store adjacent and front door opening into

Reception Hallway

with tiled floor and double opening doors into a useful cupboard with hanging rail and shelf. Doorway through to

Kitchen 9'10" x 6'11" (3.00m x 2.12m)

with tiled floor matching that of the hallway and window to frontage. Nicely fitted with a modern range of matching units with white fronts, wood effect work surfaces and tiled splash backs. There is a stainless steel sink unit, electric hob with extractor positioned above and electric oven below, integrated fridge and freezer, space and plumbing for washing machine.

Living Room 17'4" x 13'6" (5.29m x 4.13m)

with double opening doors out onto the rear garden, wooden fire surround with electric fire fitted.

First Floor Landing

with access to roof space with drop down ladder, door into boiler cupboard housing the Ideal gas fired boiler which heats domestic hot water and radiators and shelving for storage

Bedroom 1 13'5" x 10'5" (4.10m x 3.20m)

with window overlooking rear garden, double doors into wardrobe cupboard with hanging rail and shelf, further cupboard also with hanging rail and shelf

Bedroom 2 10'11" x 7'4" (3.34m x 2.26m)

Bedroom 2 with window to frontage, fitted wardrobe cupboard with hanging rail and shelf

Upgraded Shower Room 7'10" x 5'10" (2.40m x 1.80m)

with window to frontage, tiled floor and extensively tiled walls, suite in white of wc, pedestal wash hand basin and large walk-in shower with shower fitted.

Outside:

The property is approached onto a tarmac driveway which provides parking for 2 cars. The front garden has been designed with low maintenance in mind, having gravelled sections and heather bed whilst to the rear there is an enclosed garden with boarded fencing and hedging aiding privacy, paved seating area directly nearest the house and gravelled section. Low picket style fencing with gate leads to a tiered wild garden area with fence to the rear elevation.

Services:

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

Local Authority:

Shropshire Council

Council Tax Band:

Band - A

Viewings

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

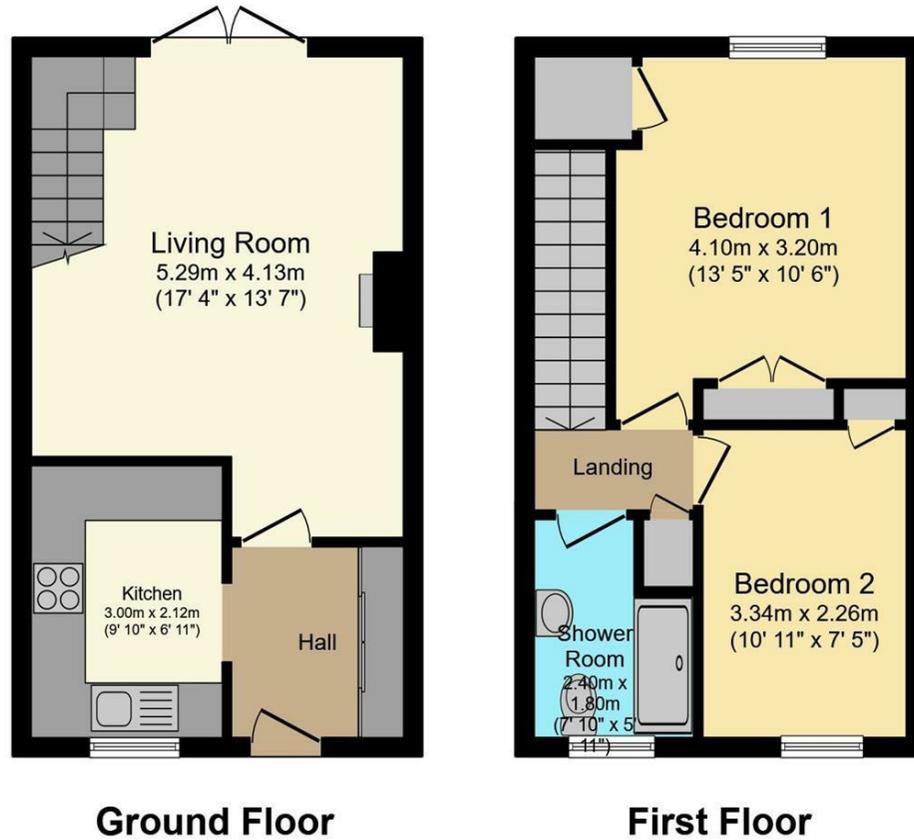
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

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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