



SAMUEL WOOD

26 Poyner Road, Ludlow, Shropshire, SY8 1QT

Asking Price £230,000



This two bedroom semi-detached bungalow sits in a desirable cul-de-sac location, within an easy walk to Ludlow's town centre, supermarkets, railway station, and two nearby convenience stores. The property enjoys driveway parking, a good-sized carport and good sized, enclosed, south-facing rear garden. The accommodation benefits from UPVC double glazing and gas fired heating. Briefly it includes Entrance Hall, Living Room, Kitchen, two Bedrooms and Bathroom. No onward chain.

- Two bedroom semi-detached bungalow
- Desirable residential cul-de-sac
- Easy reach of town centre, supermarkets and railway station
- Good sized, south facing rear garden
- Driveway parking and carport
- Gas heating and UPVC double glazing
- No onward chain

The property is approached into an Entrance Hallway with Airing Cupboard. Living Room having large door overlooking the rear garden and gas fire with back boiler which heats domestic hot water and radiators. Kitchen overlooks the rear garden. Two Bedrooms, both to front elevation, and a Bathroom with a suite in White.

A tarmac driveway provides parking and in turn leads down the side of the property under a good-sized covered car port and door to rear garden. The rear garden is of exceptionally good size and has a seating area directly nearest the house. From there, steps lead down onto a lawn garden with a selection of shrubs. Hardstanding in garden for shed or greenhouse

Services: Mains electricity mains water mains drainage mains gas
Gas fired heating via a back boiler on the gas fire to radiators
Windows are UPVC double glazed.

Approximate Broadbands Speeds; Basic 16mbps, Superfast 69mbps, Ultrafast 1000mbps.

Flood Risk; No risk.

Tenure: We understand the tenure is Freehold.

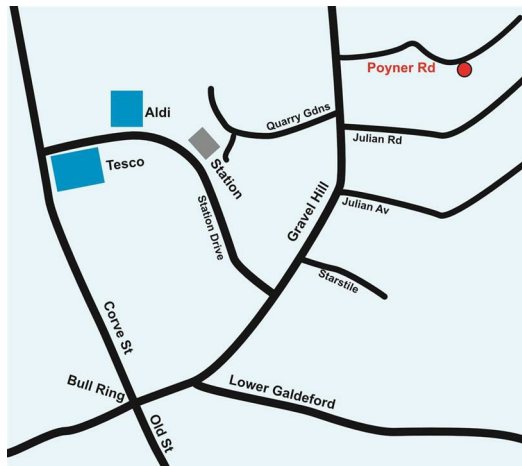
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

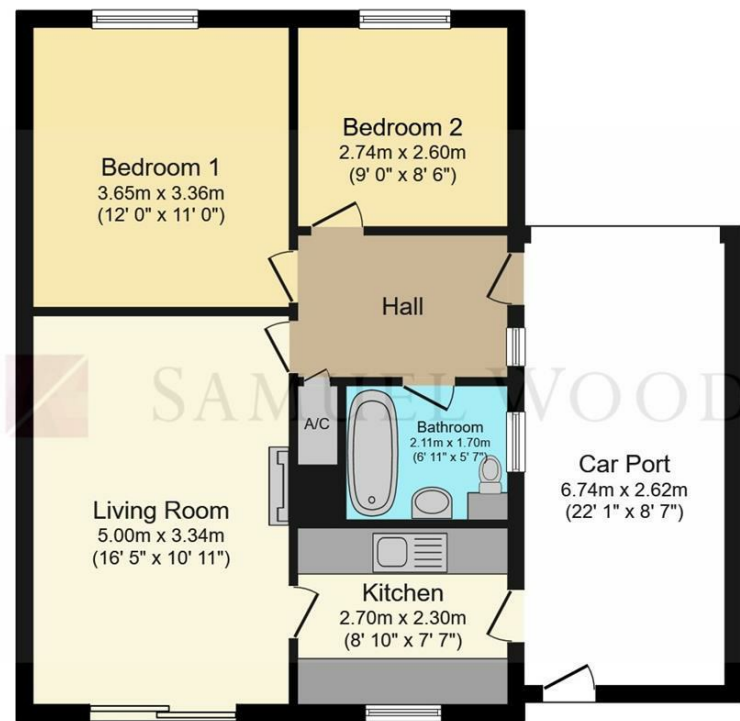
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the Ludlow office on 01584 875207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



Floor Plans



Floor Plan
Floor area 54.5 sq.m. (587 sq.ft.)

Total floor area: 54.5 sq.m. (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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
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