



SAMUEL WOOD

14 Temeside Estate, Ludlow, Shropshire, SY8 1JR

Offers Based On £260,000



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This attractive semi detached house is situated in a quiet, friendly neighbourhood within easy walking distance to Ludlow's historic town centre and markets. The bright and light-filled house has been extended downstairs providing a flexible arrangement of open plan kitchen and dining room plus a sunny sitting room. The generous, pretty, rear garden has a paved seating area, lawn and raised vegetable beds, while a sheltered front garden sits alongside driveway parking for two cars.

The house has been much improved by the current owner with the addition of gas central heating, UPVC windows and doors, electrical upgrade, solid wood internal doors, a lovely contemporary shower room, fitted wardrobes and wood floors. Overall, move in ready with only personal taste to be applied. The property is perfect for retirees or a family who may want to extend up in the future.

- 2 Bedroom traditional semi-detached house
- Mature location within easy reach of town centre
- Good sized flat and level plot
- Driveway parking for 2 cars
- Much improved interiors, Re-wired in 2019
- Solid wood doors, New Carpets
- Viewing Highly recommended

Front door with matching side window

Opens into

Entrance Hallway

With wood flooring.

Living Room 15'11" x 12'4" (4.87m x 3.77m)

Having a lovely high ceiling, large bay window to front elevation and to either side of the chimney breast there are shelved alcoves.

Open plan Kitchen / Dining Room / Snug 27'6" x 15'6" (8.40m x 4.73m)

Having a large roof window, further window to side and sliding doors out onto the rear garden. The kitchen area is fitted with a matching range of cream coloured units with wood block work surfaces, stainless steel sink unit, planned space for cooker, dishwasher and alcove for fridge freezer. The Worcester wall mounted gas-fired combi boiler which was installed in 2019 is housed here.

Rear Hallway

Having wood flooring and a door to outside.

Cloakroom / Utility 7'5" x 4'3" (2.28m x 1.30m)

Having wood flooring, 2 windows to side and a suite in white of wc and wash hand basin with vanity cupboard, space and plumbing for a washing machine.

Staircase rises to First Floor Landing

Having a window overlooking the rear garden and a roof top view towards the top of the Castle and St Laurence's Church. Useful storage above the stairs with access to a partially boarded roof space, via a drop down ladder.

Bedroom 1 14'9" x 10'9" (4.50m x 3.30m)

Generously proportioned to fit king sized bed, having a fitted wardrobe with extensive hanging rails and shelving and having a lovely bay window to front elevation.

Bedroom 2 9'11" x 7'1" (3.02m x 2.16m)

Having window to rear with a distant view of St Laurence's Church and the top of the Castle, currently used as a guestroom with a double bed.

Shower Room 5'9" x 5'4" (1.76m x 1.64m)

Having window to side and a suite in white of wc, pedestal wash hand basin and double width shower cubicle with rainfall shower fitted and modern tiled splash backs.

Outside:

The property is approached through double opening gates onto a concrete driveway which provides parking for 2 vehicles. There is a mature hedge to the front elevation, lawned garden and attractive well stocked flowering borders with shrubs and plants. The concrete driveway then continues up the side of the property but then narrows to give pedestrian access into the rear garden, which is enclosed by boarded fencing to side and rear elevations. Right across the rear of the house there is a paved seating area with a lawned garden and pathway leading to the bottom where there are well stocked herbaceous borders and some raised vegetable beds, together with a potting shed which is included in the sale.

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are upvc double glazed. Flood risk – very low. Broadband speeds: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

Local Authority:

Shropshire, Council tax band - C

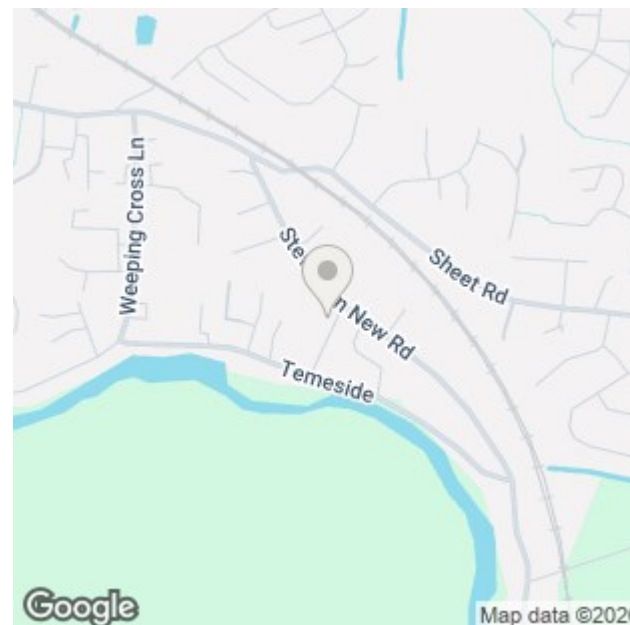
Viewings

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

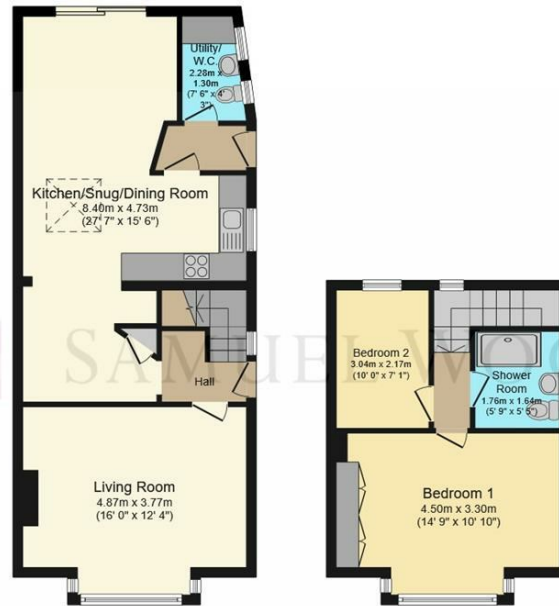
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk.

For out of office enquiries please phone Andrew Cadwallader on 07974 015764.

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



Ground Floor

Floor area 59.6 m² (641 sq.ft.)

First Floor

Floor area 30.9 m² (333 sq.ft.)

TOTAL: 90.5 m² (974 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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