



SAMUEL WOOD

12 Castleford Road, Ludlow, Shropshire, SY8 1DF

Offers Over £340,000



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This immaculate detached bungalow sits on a desirable residential cul-de-sac on the northern fringe of the town and enjoys driveway parking, carport, garage and pretty gardens. Accommodation is well presented with a modern kitchen and updated bathrooms to briefly include: Entrance Hall, Living Room open plan to large Dining Room modern Kitchen, 2 Double Bedrooms, House Bathroom and En-suite Shower Room. EPC - C

- Delightful two bedroom detached bungalow
- Desirable cul-de-sac
- Two bathrooms and two reception rooms
- Modern kitchen and bathrooms
- Garage carport and driveway parking
- Level and well presented gardens
- Internal inspection strongly advised

### Location

Castleford Road is a desirable cul-de-sac close to Ludlow's leisure centre and easily accessible into the historic town centre.

### Accommodation

The property is approached into an entrance hall with two storage cupboards. The sitting room has a feature electric fire and has a large opening into a delightful dining room which overlooks the rear garden and has scores of natural light.

The kitchen is in lovely order with a modern range of matching units and includes a Bosch oven, hob and extractor together with space for a washing machine and fridge freezer.

The property has two double bedrooms both sitting at the front of the property. The second of those bedrooms has a fitted wardrobe whilst the main bedroom has a bay window and an upgraded en-suite shower room beautifully presented with a double width shower cubicle, wash hand basin and WC in White.

The house bathroom has been upgraded with a modern suite in white of panelled bath, wash hand basin with WC in vanity cupboard, tiled floor and walls. Door into the boiler cupboard housing the Ideal wall mounted gas fired boiler which heats domestic hot water and radiators.

### Outside

The property is approached onto a tarmacadam driveway which leads under a covered carport where the front door is accessed and up and over door into the properties single garage having door to rear garden. The front garden with the property is open plan and laid to lawn and the property enjoys an enclosed rear garden having high board fencing into both side and rear elevations aiding privacy. There is a large, paved seating area, a flat and level lawned garden and around the outside a selection of shrubs and plants and garden shed. Gated access back to the frontage

### Services

The property has mains Gas, electric, water and drainage. Gas fired heating to radiators. Windows are UPVC double glazed.

Broadband Speed: Basic 15Mbps, Superfast 42 Mbps, Ultrafast 1800 Mbps

Flood Risk: very low.

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: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

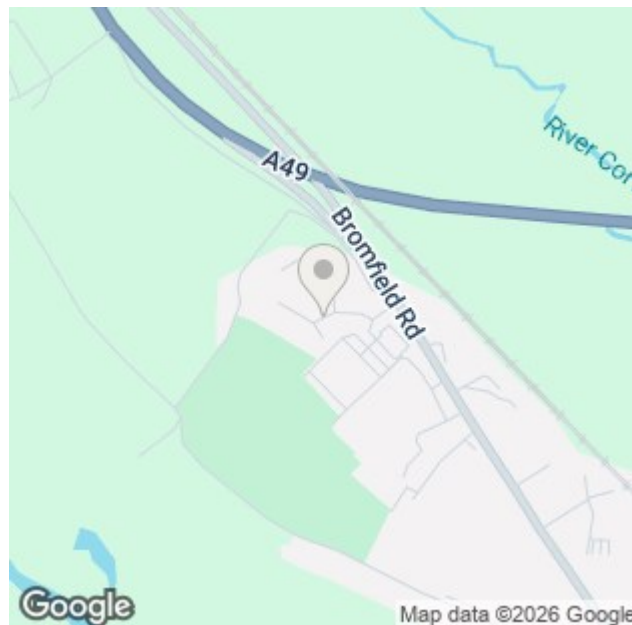
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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 office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

### Directions

As you turn into Castleford Road, ignore the turning on the right hand side into Keepside Close and the bungalow is second property on the right after that turn.



## Floor Plans



### Floor Plan

Floor area 91.1 sq.m. (981 sq.ft.)

**Total floor area: 88.7 sq.m. (954 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](http://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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