



SAMUEL WOOD

17 Lime Close, Ludlow, Shropshire, SY8 2PP

Offers Based On £149,950



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This two bedroom end terraced house benefiting from fine views gardens to both front side and rear and parking is located in a popular residential area. Accommodation benefiting from gas fired heating and UPVC double glazing briefly includes: Entrance hall, living room with storage cupboards, kitchen / diner, first floor landing, two good sized bedrooms and bathroom. No onward chain.

- Two bed end terraced house
- Gardens front, side and rear
- Parking at rear of property
- Fantastic far reaching views
- Gas heating and upvc double glazing
- in need of improvement
- No onward chain

### Accommodation

Small entrance hall opens into living room having three cupboards under the stairs. (Please note gas fire in the room is not in working order)

Kitchen / dining room sits at the rear of the house with a beautiful view across the rooftop to the surrounding countryside and has a range of fitted units incorporating a stainless steel sink and door to rear elevation.

First floor landing has a linen cupboard. There are two bedrooms, the rear bedroom having this phenomenal view and a bathroom.

### Outside:

The property has an open plan front garden with paving and pathway to front door. The rear garden has this phenomenal view and is enclosed by high board fencing to both side and rear elevations aiding privacy, it has been paved for ease of maintenance with shrubs and plants and a decent space to the side of the property where a small garden shed can be found. The property then has parking sitting directly at the back of the garden.

### Services:

The property has gas fired central heating, mains electric, mains water and mains drainage. Windows are upvc double glazed

Broadband Speeds: 14 to 1800 Mbps

Flood Risk: Very low

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: A

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.

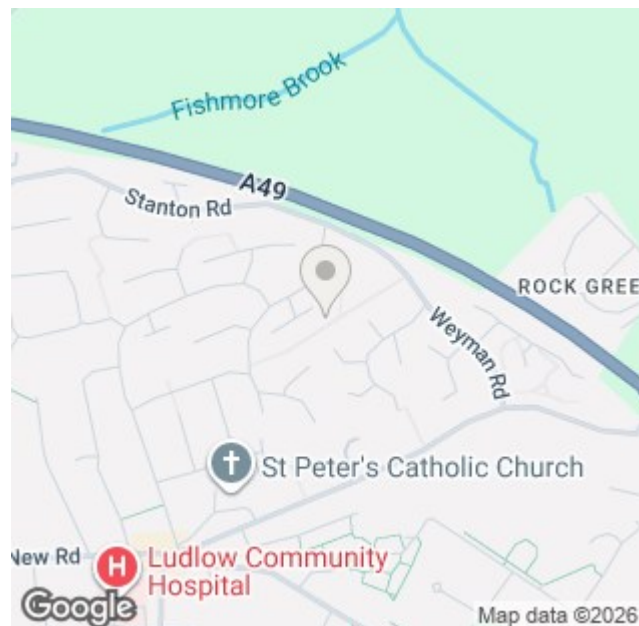
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

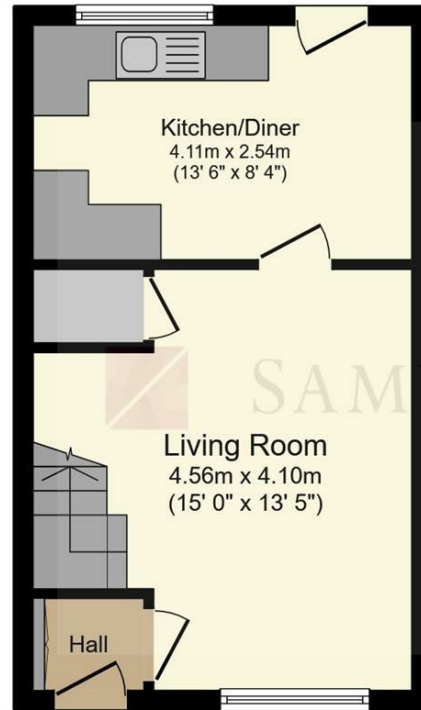
Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

### Directions:

As you turn into Lime Close off Hucklemarsh Road, take the first turning on your right and then bear round to the left, number 17 is then the last house on your right. (Rear of the property)

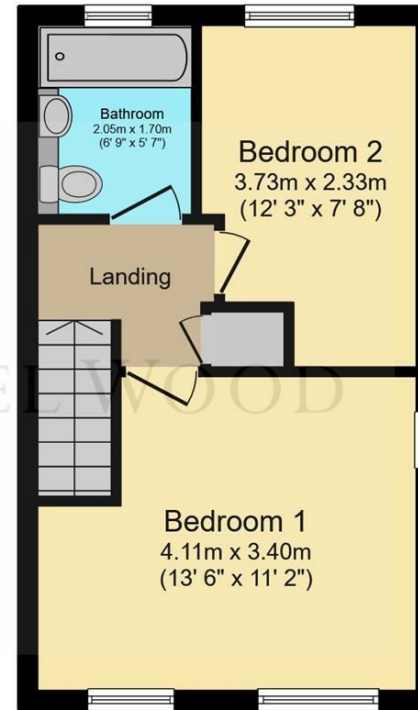


## Floor Plans



**Ground Floor**

Floor area 29.5 sq.m. (318 sq.ft.)



**First Floor**

Floor area 29.5 sq.m. (318 sq.ft.)

**Total floor area: 59.0 sq.m. (635 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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