

SAMUEL WOOD

18 Kennet Bank, Ludlow, Shropshire, SY8 1LL

Asking Price £190,000









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There's two bedroom terraced bungalow sits in a mature and well respected cul-de-sac within an easy reach of Ludlow's historic town centre and enjoys driveway parking and an enclosed rear garden. Accommodation, benefiting from UPVC double glazing gas fired heating and briefly includes: Entrance Hall, Living Room, Kitchen / Breakfast Room, two Bedrooms and Shower Room. No onward chain

- Two bedroom terraced bungalow
- Cul-de-sac location
- Easy access into town centre
- UPVC double glazing and gas heating
- Driveway parking
- Low maintenance
- No onward chain

Location:

Kennett bank is a mature cul-de-sac of similar bungalows located just off Sheet Road within an easy access of Ludlow's historic town Centre and also a short walk to a range of facilities sitting on the edge of the town.

Description

The property is approached into a good sized entrance hall. There is a living room which has a large window to frontage and a kitchen / breakfast room overlooking rear garden fitted with a matching range of units and the Ideal gas fired boiler is housed here in the cupboard.

There are two bedrooms both of which will take a double bed and a modern shower room.

Outside
The property enjoys a Tom Academy frontage parking for two potentially three small cars at a squeeze and gravel boards directly near the property

The rear garden is enclosed by board fencing has been landscaped with low maintenance in mind with some gravel sections Astroturf section and an open frontage covered store and a right away over the neighbouring property back around the terrace of bungalows

Outside

The property enjoys a tarmadcadam frontage with parking for two, potentially three small cars at a squeeze and gravel boards directly near the property.

The rear garden is enclosed by boarded fencing and has been landscaped with low maintenance in mind with some gravel sections, astroturf section, an open fronted covered store and a right of way over the neighbouring property back around the terrace of bungalows..

Services:

We understand that the property has mains electricity, water, drainage and gas. Gas fired heating to radiators,

Broadband Speed: 16 - 1800 Mbps

Flood Risk: Very Ipw

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

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.

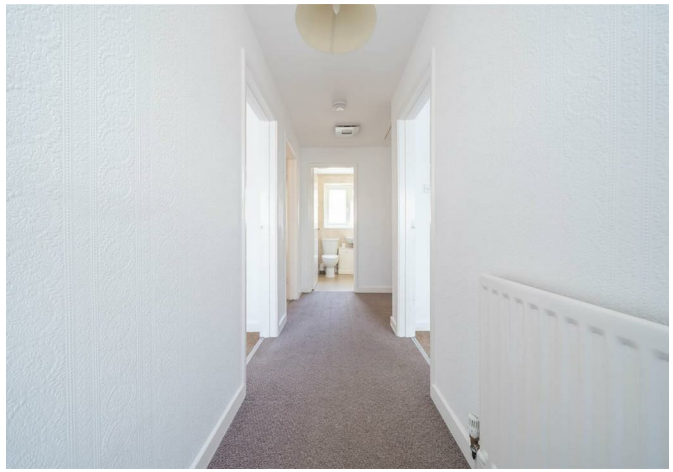
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

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

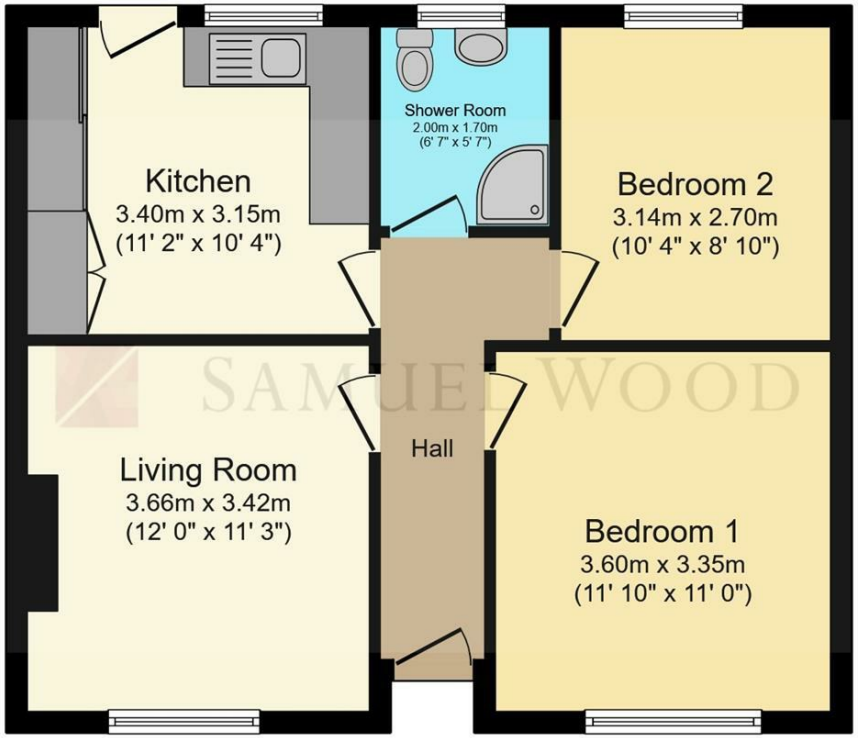








Floor Plans



Floor Plan

Total floor area: 54.2 sq.m. (583 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.