

SAMUEL WOOD

43 Clee View, Ludlow, Shropshire, SY8 1HU

Offers Based On £145,000









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AVAILABLE TO CASH BUYERS ONLY

This three-bedroom semi-detached house is of non-traditional concrete sectional construction but offers well-presented and spacious interiors, situated in a mature residential area within easy reach of Ludlow's town centre. Outside, the property enjoys driveway parking, a single garage and gardens to both front and rear, whilst internally the accommodation benefits from gas-fired heating and double glazing and includes a spacious entrance hall, living room, dining room, kitchen, side lobby, utility room, store room, cloakroom, first-floor landing, three bedrooms and a house shower room.

- Three-bedroom semi-detached house
- Of non-traditional construction – cash buyers only
- Gardens to front, side and rear
- Garage and driveway parking
- Well-presented interiors
- Gas-fired heating and double glazing

Location:

Clee View is a mature residential area within easy reach of Ludlow's historic town centre, railway station and the excellent range of facilities and amenities the town enjoys.

Accommodation:

The property is approached into a spacious entrance hall, which opens into a living room overlooking the rear garden, having a feature fireplace and double doors leading through into a dining room with a useful storage cupboard.
The kitchen has a window overlooking the frontage and, in turn, leads to a side passage, off which can be found a utility room, store room and cloakroom.
The first-floor landing serves three bedrooms and a shower room, fitted with a suite in white.

Outside:

The property is approached through double-opening gates onto a tarmacadam frontage providing driveway parking. A brick wall with wrought iron railings denotes the front boundary, whilst gravelled sections and well-established flowering beds and borders add interest. There is also a single sectional garage, which is believed to contain asbestos materials.
The rear garden is enclosed by high boarded fencing to both side and rear boundaries, aiding privacy. It includes a paved seating area, lawned garden and attractive, well-established floral borders, together with a garden shed.

Agents Note:

The property is of non-traditional concrete sectional construction and is being marketed to cash purchasers only, as conventional mortgage finance is not considered available. Prospective purchasers should satisfy themselves through their own investigations as to the construction and suitability of the property.
The sectional garage is believed to contain asbestos materials. No testing has been undertaken to confirm this, and purchasers should make their own enquiries.

Services:

We understand that the property has mains electric, water, drainage and gas.. Gas fired heating to radiators. Windows are double glazed.

Broadband Speed: 15 - 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. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764









Floor Plans



Total floor area: 99.2 sq.m. (1,068 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.