

SAMUEL WOOD

32 Livesey Avenue, Ludlow, Shropshire, SY8 1HN

Asking Price £200,000









3 1 1 D

This 3 bedroom semi-detached house sits in a mature residential cul-de-sac within easy reach of Ludlow's town centre. Outside there is an easy garden with an array of colour, excellent driveway parking whilst accommodation benefits from gas-fired heating and upvc double glazing to include; Entrance porch, Entrance Hall, Living Room, Kitchen / Dining Room with Pantry and Store, Rear Hallway, First Floor Landing with 3 Bedrooms and upgraded Shower Room. EPC rating D

- 3 bedroom semi-detached house
- Mature cul-de sac
- Easy reach of Town facilities
- Beautifully presented garden
- Gas heating and Upvc Double Glazing
- Excellent Driveway parking

Front door opens into small porch. Glazed door with matching side panel then opens into

Reception Hallway

Living Room 14'1" x 12'0" (4.30m x 3.66m)
has large window to front elevation. There is a wall mounted gas fire which has a back boiler to heat the domestic hot water and radiators.

Kitchen / Dining Room 11'10" x 10'9" (3.63m x 3.28m)
has window overlooking the attractive rear garden, ample room for table and chairs and is fitted with a matching range of units with cream coloured gloss fronts and drawers. Heat resistant work surfaces, tiled splashbacks, stainless steel sink unit. The Kitchen has planned space for washing machine and fridge. Electric and gas points for a cooker. There is then a door into large understairs storage cupboard with coat hooks and shelf. Door into pantry cupboard with shelving. Door then leads to

Rear porch
with upper glazed door to rear garden.

First Floor Landing
having access to roof space.

Bedroom 1 12'0" x 11'10" (3.66m x 3.62m)
having window to frontage. There is an excellent range of fitted wardrobe cupboards and a door into the airing cupboard housing the hot water cylinder and shelf.

Bedroom 2 10'5" x 7'8" (3.20m x 2.34m)
having window overlooking the rear garden.

Bedroom 3 6'9" x 5'10" (2.08m x 1.80m)
having window to rear garden

Shower Room 7'6" x 7'0" (2.30m x 2.15m)
having window to side and a newly fitted suite in white to include pedestal wash handbasin, WC and shower cubicle. Electric towel radiator.

Outside
The property is approached onto a tarmacadam driveway which provides parking and that is accessed through double opening gates. There is mature hedging to front elevations denoting the boundary. The gardens are very attractive and well-established with a selection of plants, shrubs and trees. The garden continues at the side of the house. The driveway then continues down the side of the property where the front door is accessed and there is a garden shed. Gated access then leads into the enclosed rear garden. The rear garden with the property is enclosed with high board fencing which aides privacy. It has been landscaped and is nicely planted with an abundance of shrubs and plants. There are gravelled areas, pathways and raised sleeper edged borders.

Services
Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators via back boiler on the gas fire in the Living Room. (Whilst this is in working order the vendors wish to point out that a new boiler will be needed as parts are hard to get and the property is priced to reflect the need of an upgrade) Windows are upvc double glazed. Approximate Broadband speeds; Superfast – 220mbps, Ultrafast 1000mbps. Flood Risk very Low.
Electrical upgrade in 2019

Agents Note
1) The vendors plan to take the 2 tree ferns and some of the Banana plants.

Tenure
Freehold

Local Authority
Shropshire Council
Council Tax Band B

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

Referrals
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 40.8 sq.m. (439 sq.ft.)

First Floor
Floor area 40.8 sq.m. (439 sq.ft.)

TOTAL: 81.6 sq.m. (879 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

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