



SAMUEL WOOD

20 Lower Galdeford, Ludlow, Shropshire, SY8 1RN

Auction Guide £125,000



This 2 bedroom semi-detached house is located just off Ludlow's town centre in a convenient position. Outside there is excellent driveway parking and a large rear garden which formally had planning permission for a detached dwelling however this permission has now lapsed. Accommodation benefitting from gas fired heating and mainly upvc double glazing briefly includes: Reception Hall, Living Room, Kitchen, rear Porch, Shower Room, First Floor Landing with two double Bedrooms and Bathroom. EPC D. No Onward Chain.

The property is for sale by PUBLIC AUCTION on Thursday 10th June 2021 at 5pm at Luctonians Rugby Club, Mortimer Park, Hereford Road, Kingsland, Leominster HR6 9SB

- 2 Bedroom semi detached house
- Central location just off town centre
- Large garden and off road parking
- Had planning for a detached dwelling in grounds (now lapsed)
- No Onward Chain
- EPC D

Lower Galdeford is a convenient location just off Ludlow's town centre. The town being renowned for architecture, culture and festivals, has a good range of shopping, recreational and educational facilities. Accommodation is fully described as follows:

#### Reception Hallway

With picture rail

#### Living Room 14'0" x 12'0" (4.26 x 3.66)

Having windows to both front and front side and wall mounted gas fire.

#### Kitchen 11'11" x 10'10" (3.64 x 3.3)

Having a range of base cupboards and wall cupboards, heat resistant work surfaces and stainless steel sink unit. Included in the sale is the free standing cooker with space for further appliances. Window to rear elevation, door into

#### Rear Porch

With stable door to rear elevation and window, heat resistant work surfaces, space and plumbing for further appliances.

#### Shower Room 11'6" x 2'11" (3.50 x 0.90)

Having wc and a shower with curtain

#### First Floor Landing

With access to roof space

#### Bedroom 1 11'6" x 11'0" (3.50 x 3.35)

Has window to rear garden

#### Bedroom 2 11'6" x 9'2" (3.50 x 2.80)

Has window to frontage

#### Bathroom 8'6" x 7'4" (2.60 x 2.24)

Has window to front side and a suite of wash hand basin with vanity cupboard, wc and panelled bath. Door into boiler cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

#### Outside:

The property is approached through double opening gates onto a tarmacadam driveway. Gated access then leads to the properties garden which has brick edged raised borders with crazy paved areas and a useful brick built outbuilding. At the top of the garden steps then lead to a levelled lawned garden area again with raised borders around the outside.

#### Agents Note:

The property had planning permission but this lapsed in January 2018, for a single dwelling in the top part of the garden. Details of the lapsed planning can be found following this link <https://pa.shropshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NIWILFTDI3P00>

#### Services:

Mains electricity, mains water, mains gas, gas fired heating to radiators. Windows are upvc double glazed and telephone to BT regulations.

#### Local Authority:

Shropshire Council

#### Tenure:

The property is Freehold

#### To view this property

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

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.

#### Auction Conditions

Auction contracts will be available at the Vendors Solicitors and Agents offices for 7 days prior to the Auction.

For any enquiries of a legal nature please contact the Solicitors:

Mr Tim Treheme Lanyon Bowdler Solicitors, 12 The Business Quarter, Eco Park Road, Ludlow, Shropshire, SY8 1FD  
01 432 3466 13 [Tim.Treheme@blaw.co.uk](mailto:Tim.Treheme@blaw.co.uk)

N.B Please note prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Seller's Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.

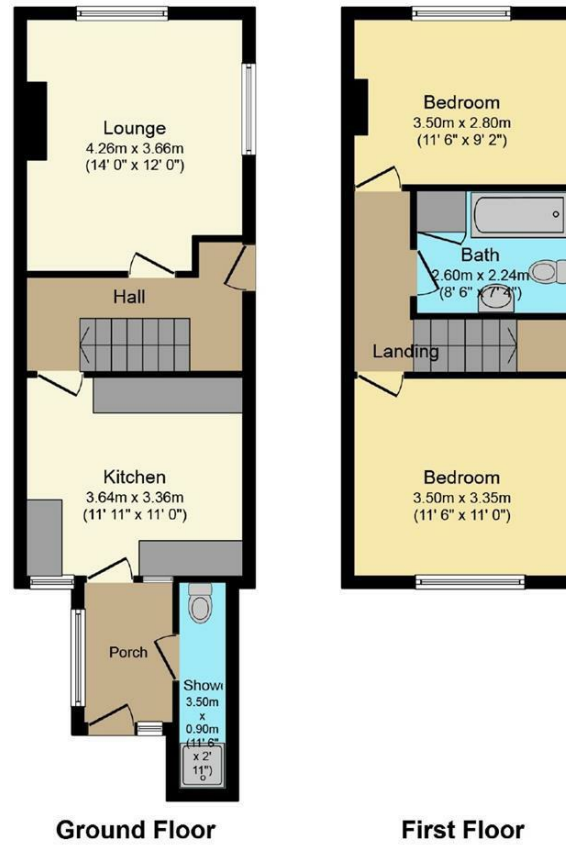
The successful purchaser will be required to pay a 10% deposit on the fall of the hammer and the remaining 90% will be payable on completion.

In order to comply with anti-money laundering legislation all persons intending to bid for the land at Auction should bring with them either their passport, driving licence or other means of photographic identification.

Completion has been scheduled Thursday 8th July 2021



## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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