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LAND & NEW HOMES

4, Pynfold Gardens, Ludlow, SY8 1RW
Offers In The Region Of £225,000



4, Pynfold Gardens Ludlow

Welcome to 4 Pynfold Gardens, a beautifully presented 2-bedroom end-terrace home tucked away in a quiet cul-de-sac just minutes from Ludlow's vibrant town centre. Offering contemporary comfort, flexible living space, and a good size garden, this property blends modern style with convenient location, perfect for first time buyers, small families, professionals, or those looking to downsize in style.

FEATURES

- Newly Renovated End Terrace Cottage
- Two Bedroom and Bathroom
- Kitchen / Diner, Cloakroom and Utility
- Garden to Front
- Quiet Location - Set Back
- Near Town Centre
- Gas Heating & Double Glazing
- No Onward Chain

Material Information

Offers In The Region Of £225,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: A

EPC: D (67)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Enter the white wrought iron gate in Lower Galdeford into the secret Avenue leading to Pynfold Gardens. The property features a light-filled living room, contemporary kitchen / diner, downstairs cloakroom, utility area, two bedrooms and a modern family bathroom. Outside, the front garden offers a low-maintenance lawn and patio area, fully enclosed with low walls.

Property Description

Step through the front door into a bright and airy hallway that leads into the spacious lounge with large window overlooking the garden. At the heart of the home is an open-plan kitchen / diner, complete with stylish fitted units, integrated appliances, and space for a table and chairs. there's plenty of counter space for cooking and casual dining. To the rear, the cloakroom and utility area provide further practical space and access to the rear or the property.

Upstairs, bedrooms are well-proportioned, with the main bedroom featuring integrated storage. The bathroom is stylish and up-to-date, finished to a high standard with sleek, contemporary fittings. Featuring a bath with shower over, sleek tiling, and a heated towel rail creating a fresh, calming space ideal for everyday use.

Outside

To the front, the garden offers a perfect spot for morning coffee or evening drinks, with a patio and lawned area

that's ideal for children or pets. Raised beds provide a dedicated space for growing plants.

Location

Pynfold Gardens is a quiet residential enclave within walking distance of Ludlow's renowned historic centre. From award-winning restaurants and artisan shops to the famous market square and Ludlow Castle, everything is within easy reach. Excellent local schools and transport links (including Ludlow Station) make this a fantastic base for commuting or working from home.

Services

We understand the property benefits from mains gas central heating, mains electricity supply, mains water and mains drainage.

Broadband Speeds

Estimated Broadband Speeds - Basic 19 Mbps | Superfast 80 Mbps | Ultrafast 1800 Mbps

Flood Risk

Rivers and the sea: Very low.

Local Authority

Shropshire Council
Council Tax band: A

Tenure

We understand the property is Freehold.

Viewing Arrangements

Strictly by appointment through Cobb Amos, Ludlow.
Tel: 01584 874 450
Email: ludlow@cobbamos.com





Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.



DIRECTIONS

From our High Street office, turn left and walk through town to the traffic lights at the top of Corve Street. Cross over onto Lower Galdeford and head downhill. Cross to the left-hand side where you'll see a wrought iron gate marked Pynfold Gardens. Follow the path past the first row of houses, No. 4 is on the end.





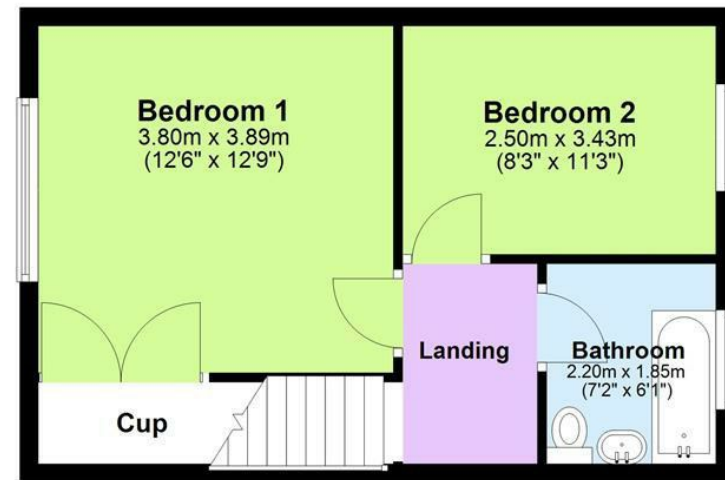
Ground Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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