



## 38 Three Crosses

Clee Hill, Ludlow, SY8 3PA

£700 PCM



A delightful three bedroom mid terraced property, set in a lovely rural village location just a few moments walk to the Clee Hills. Having solar panels, a new porch and modern decor inside, the property also benefits from a kitchen with separate utility, downstairs cloakroom and allocated parking at the rear of the property. Viewings are limited and by appointment only, so don't delay in getting in contact. No smokers, but a pet may be considered.



### Entrance Hall

Having laminate flooring, uPVC double glazed window and door to the front, stairs to the first floor, ceiling light point, storage cupboard and door to the;

### Reception Room 14'1" x 17'7" (4.29 x 5.37)

Maximum.

Having laminate flooring, double glazed window to the front, log-burner with CO Monitor, two ceiling light points and an under-stairs storage cupboard.

### Kitchen 14'0" x 6'2" (4.26 x 1.88)

Including units.

Having a range of wall and base units with work-surfaces over, and a ceramic sink and drainer unit with stainless steel mixer tap.

### Rear hallway

Having ceiling light point and uPVC back door.

### Downstairs W/C

Having a concealed cistern W/C, ceiling light point, hand wash basin, tiled floor and part wood panelled walls.

### Utility Room 5'8" x 6'9" (1.72 x 2.07)

Including units.

Having double glazed window to the rear garden, stone floor, ceiling light point, plumbing for the washing machine and base units with stainless steel sink and mixer tap set into the work-surface.

### Landing

Having loft access and ceiling light point, with cupboard housing the hot water tank, and doors to all upstairs accommodation.

### Bathroom 7'0" x 5'9" (2.14 x 1.75)

Including bath.

Having bath with shower over, tiled floor, part-tiled walls, W/C, hand wash basin, heated towel rail, ceiling spotlights and opaque double glazed window to the rear.

### Bedroom Two 11'0" x 10'0" (3.35 x 3.04)

Having carpet, ceiling light point, radiator, built-in wardrobe and double glazed window to the rear.

### Bedroom One 10'0" x 13'5" (3.05 x 4.08)

Having carpet, double glazed window to the front, ceiling light point, radiator and built-in wardrobe.

### Bedroom Three 7'1" x 6'6" (2.15 x 1.97)

Having carpet, radiator, ceiling light point, built in storage and double glazed window to the front.

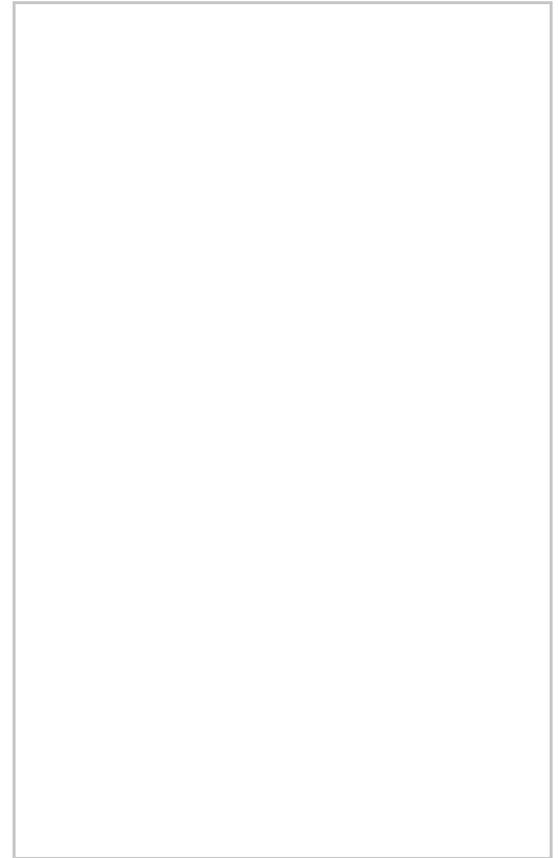
### Rear garden

Being on two levels, firstly being laid to patio, with wooden storage containers, with steps rising the the upper level laid with artificial grass. There is rear access from the shared car-park.

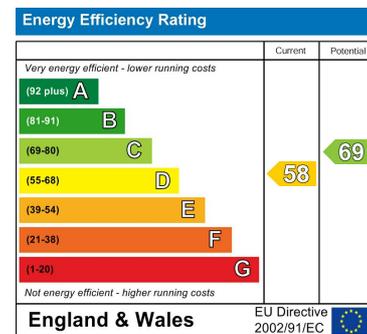
### Area Map



### Floor Plans



### Energy Efficiency Graph



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