



# BLOCSPHERE

PROPERTY MANAGEMENT



**6, Wyson Terrace Wyson, Ludlow, SY8 4NH**  
**Offers in the region of £230,000**

## Drive

Tarmacadam driveway with space for two vehicles, pedestrian gate to rear garden, storage shed

## Front Garden



Facing south the paved, low maintenance front garden has a brick built dwarf wall to the pavement boundary and a slatted fence boundary with the neighbouring property

Living Room 14' 7" x 11' 11" (4.27m 2.13m x 3.35m 3.35m)



This bright, full width sitting room faces south and comprises front door with glazed insert, large double glazed window to front, chimney breast with tiled hearth, stylish column style tall radiator, stairs to first floor and door to kitchen / dining room

Kitchen / Dining Room 14' 7" x 10' 1" (4.27m 2.13m x 3.05m 0.30m)



This full width spacious room has been recently refitted with an attractive range of kitchen furniture of floor mounted cupboards and drawers and round edge work surfaces with built in Bosch oven and ceramic hob with extractor canopy over and glazed splash back, the inset sink has a swan neck mixer tap and views over the rear garden via a double glazed window, there is plumbing for an automatic washing machine and generous dining space, the central heating radiator is a stylish tall wall mounted column one, the central heating is controlled via a wall mounted Honeywell Central Heating Thermostat and programmer. A door gives access to the rear lobby, cloakroom and utility storage cupboard.

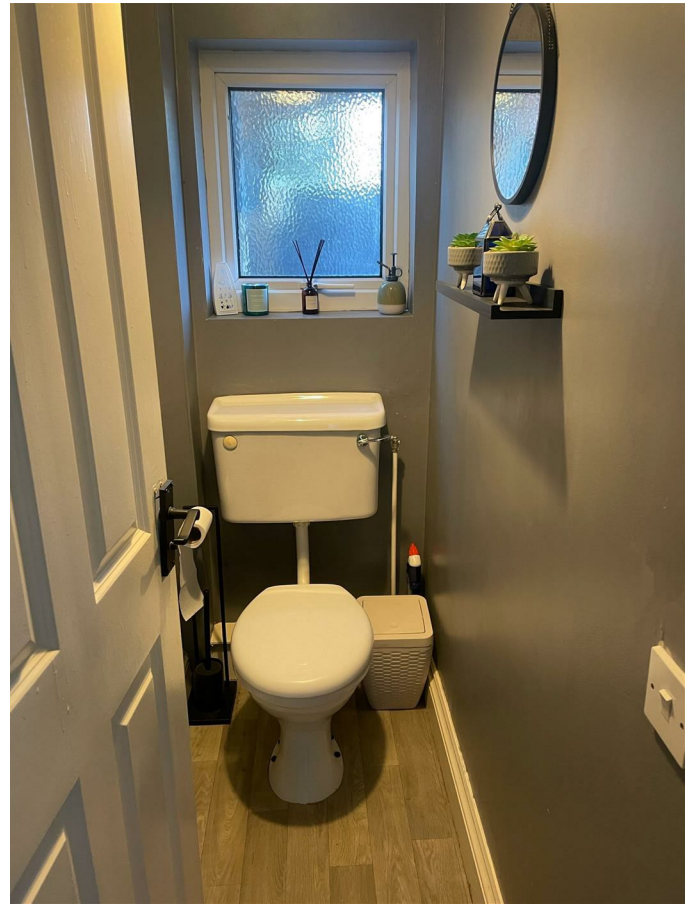
## Rear lobby

The rear lobby provides access to the rear garden via a part glazed door, loft access hatch, there is a central heating radiator and doors to the Utility storage cupboard and Cloakroom.

## Utility Storage

With floor mounted oil fired Worcester central heating boiler and storage shelves

## Cloakroom



A useful and rare facility in a Victorian terrace providing both convenience and flexibility, useful for access from the garden, fitted with a low flush wc. Obscure double glazed window to rear.

## First floor landing

Approached via the staircase from the living room, the first floor landing has a central heating radiator and loft access hatch, doors radiate off the landing to the bedrooms and bathroom.

Principle Bedroom 12' 0" x 11' 5" (3.66m 0.00m x 3.35m 1.52m)



A generously proportioned double bedroom with south facing double glazed window to front, built in storage, central heating radiator.

Bedroom Two 10' 2" x 7' 0" (3.05m 0.61m x 2.13m 0.00m)



The second bedroom has a central heating radiator and overlooks the rear garden via a large double glazed window.

#### Bathroom



Recently renovated with a smart white suite comprising vanity wash hand basin with cupboard storage under, low flush wc and panel bath with glazed shower screen and fitted mixer shower unit. Both the bath and wash hand basin have coordinated splash back panels for ease of maintenance. Obscure double glazed window to rear, wall mounted heated towel rail.

#### Rear garden



Low maintenance and ideal for entertaining, the rear garden features a decked and covered area for sitting out, a paved patio with gravel borders and fence boundaries, the oil tank is screened.

#### Services

The property has the benefit of mains water, drainage and electricity, the central heating is oil fired.

#### Tenure

We understand that the property is freehold.

#### Local Authority

Herefordshire. 6, Wyson Terrace is in Council Tax Band B, reference number 1030008006005. The Council Tax payable for 2024/2025 is £1,773.35.

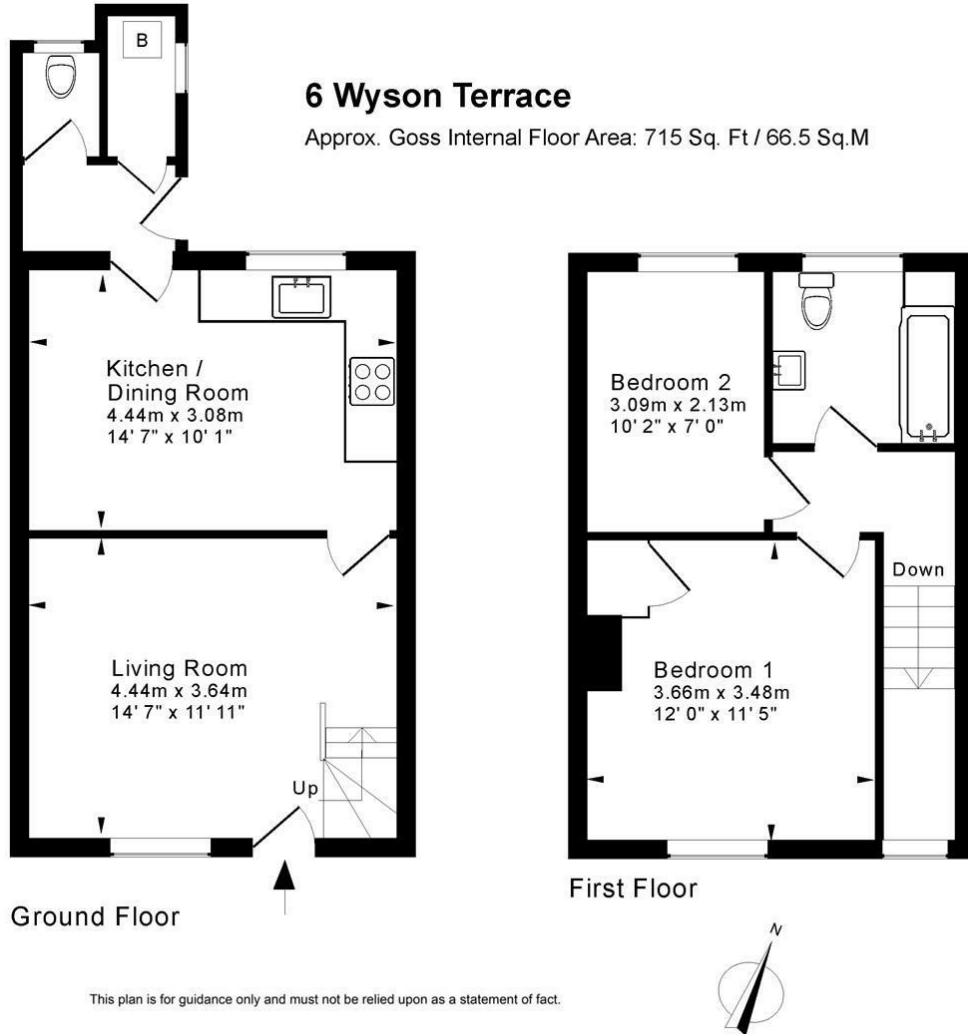
#### EPC

6, Wyson Terrace has an EPC Certificate, 9350-2903-0100-2209-1041, valid until 7th October 2031 and is rated as being of performance level 43E

#### Viewing

All viewings are to be arranged via the clients sole agents, Blocsphere Property Management on 03333 601 601 or [sales@blocsphere.co.uk](mailto:sales@blocsphere.co.uk)

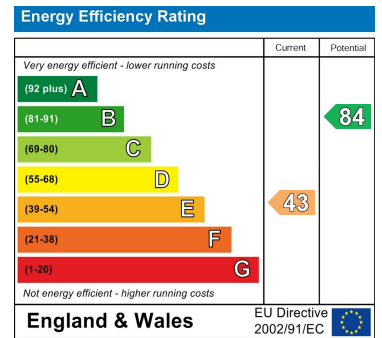
# Floor Plan



# Area Map



# Energy Efficiency Graph



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