



SAMUEL WOOD

26 Bell Lane, Ludlow, Shropshire, SY8 1BN

Asking Price £250,000



This 3 storey Grade II Listed town house in need of modernisation and renovation sits right in the heart of Ludlow's town centre and includes an enclosed walled garden. Accommodation briefly includes: Entrance Hall, Living Room, Rear Lobby, Kitchen, Bathroom, First floor Landing with 2 Bedrooms, 2nd Floor Landing with 2 further Bedrooms. No onward chain. EPC - Exempt as Grade II Listed.

- 3 storey 4 Bedroom town house
- Central Location
- Enclosed courtyard garden
- In need of modernisation
- No onward chain

Bell Lane sits centrally in Ludlow's historic town centre and is a stones throw from the facilities the town enjoys.

Front door opens into

Entrance Hall

Living Room

Having secondary glazed window to frontage, tiled fireplace, to either side of the chimney breast are arched alcoves.

Rear Hall

With door to garden

Kitchen 9'2" x 6'0" (2.8m x 1.83m)

Having window to rear, stainless steel sink unit, base cupboards and wall cupboards.

Bathroom 7'11" x 5'8" (2.43m x 1.75m)

Having window to rear and a suite of wash hand basin, wc and panelled bath. Door into understairs storage where the electric fuse board and metres are.

First Floor Landing

Has secondary glazed window to frontage

Bedroom 1 15'11" x 8'0" (4.87m x 2.45m)

Having window to rear and stainless steel sink unit, airing cupboard housing the lagged hot water cylinder.

Bedroom 2 11'10" x 9'1" (3.63m x 2.78m)

Has secondary glazed window to frontage and a tiled fireplace.

Second Floor Landing

Bedroom 3 15'11" x 7'10" (4.86m x 2.40m)

Having window to rear elevation.

Bedroom 4 11'11" x 9'1" (3.64m x 2.78m)

Having secondary glazed window to frontage.

Outside

To the rear there is an enclosed courtyard with a partly covered area at the back of the house, steps then lead up to the top section of garden and there are walls to the boundaries.

Agents Note

The property is Grade II Listed

Services

Mains electricity, mains water, mains drainage, gas is available in the street. Broadband – Basic 17 Mbps, Ultrafast – 100 Mbps. Flood Risk – Very Low

Local Authority

Shropshire Council - Freehold

Council Tax Band - a

Viewings

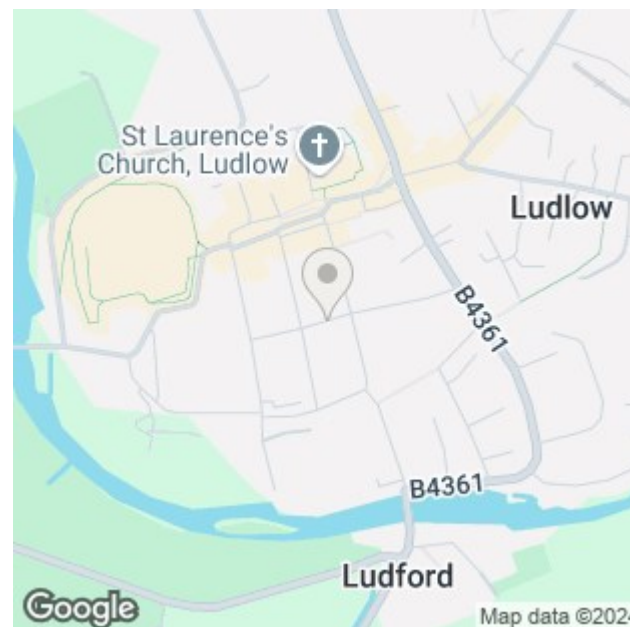
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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

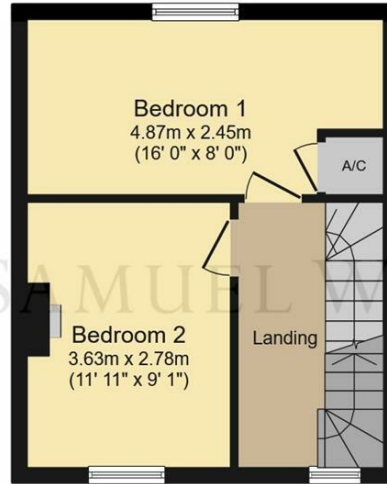
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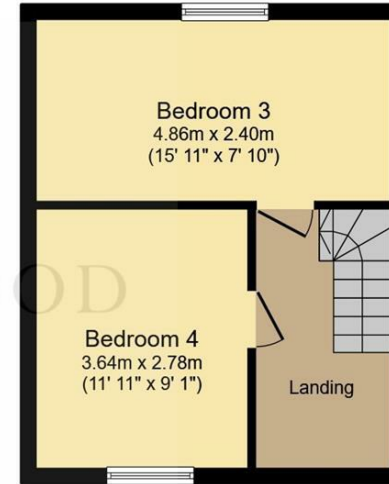
Floor Plans



Ground Floor
Floor area 29.9 sq.m. (321 sq.ft.)



First Floor
Floor area 29.9 sq.m. (321 sq.ft.)



Second Floor
Floor area 29.8 sq.m. (321 sq.ft.)

TOTAL: 89.5 sq.m. (964 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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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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