



SAMUEL WOOD

133 Old Street, Ludlow, Shropshire, SY8 1NU

Asking Price £239,995



This attractive Grade II Listed two-bedroom end terrace cottage sits at the bottom of Old Street with an easy walk into Ludlow's historic town centre and benefits from a delightful and good-sized rear garden. Accommodation is full of charm and character benefitting from gas fired heating includes Entrance Hall, Living Room with attractive fireplace, Kitchen/Breakfast Room, Utility/Cloakroom, First Floor Landing with two Bedrooms and Shower Room. EPC exempt.

- Grade 2 listed, two-bedroom cottage
- Easy walk into town.
- Full of charm and character.
- Gas fired heating
- Good sized rear garden.
- Viewing recommended.

The property sits on Old Street with a short walk into Ludlow's town centre and the facilities the town enjoys.

### Entrance hall

Oak door opens into.

### Living room 14'2" x 13'6" (4.33m x 4.14m)

Full of character with a delightful feature fireplace with exposed stone and brick, large beam over, Bricked hearth and flame effect gas fire fitted. Large ceiling timber, further stone features, window to front elevation, shelved alcove to the side of the chimney breast. End door into under stairs storage cupboard.

### Kitchen/ Breakfast room 10'5" x 7'4" (3.20m x 2.25m)

Having door and window overlooking the pretty garden, tiled floor, range of base cupboards, wall cupboards and drawers, heat resistant work surfaces, tiled splashback, stainless steel sink unit, gas hob with extractor above and electric oven below.

### Utility Room/ Cloakroom: 7'4" x 5'6" (2.25m x 1.68m)

Tiled floor, window to rear, suite in white of WC, wash hand basin, woodblock work surface with space and plumbing for washing machine, room for a freezer and a Worcester wall mounted gas boiler is housed here and heats domestic hot water and radiators.

### First floor landing

Having exposed brick wall and ceiling timber

### Bedroom 1 11'3" x 8'10" (3.45m x 2.70m)

Window to frontage with secondary glazing, vaulted ceiling with exposed brickwork, exposed ceiling timber, exposed floorboards and door into a walk-in wardrobe with hanging rails.

### Bedroom 2 6'9" x 5'10" (2.08m x 1.78m )

Secondary glazed window to frontage, exposed floorboards, exposed ceiling beam and small wardrobe with hanging rail.

### Shower Room 7'2" x 5'1" (2.20m x 1.56m)

Window to rear, suite in white of WC, pedestal wash handbasin, walk in shower and ceiling beam.

### Agents Note

The property is Grade II Listed.

### Services

Mains electricity, mains water, mains drainage. Gas fired heating to radiators where listed. Flood Risk - Low. Approximate Broadband Speeds; Basic 17mbps, Superfast 74mbps, Ultrafast 1000mbps.

### Local Authority

Shropshire Council  
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](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

### Referrals

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.



## Floor Plans



### Ground Floor

Floor area 34.4 sq.m. (370 sq.ft.)



### First Floor

Floor area 21.9 sq.m. (236 sq.ft.)

**TOTAL: 56.3 sq.m. (606 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](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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