



SAMUEL WOOD

2 Trinity Cottages, Julian Road, Ludlow, Shropshire, SY8 1HA

Offers In The Region Of £275,000



This most attractive 2 double bedroom terraced cottage sits on a desirable street within an easy and level walk into Ludlow's historic town centre. Outside the property has enclosed gardens to both front and rear whilst accommodation benefitting from gas fired heating briefly includes: Living Room with wood burner, Kitchen / Dining Room, First Floor Landing, 2 Double Bedrooms both with fitted wardrobes and Bathroom. Large loft space with window to rear. EPC - D

- 2 Double Bedroom character cottage
- Desirable street close to town centre
- Gas fired heating
- Pretty and enclosed gardens front and rear
- Internal inspection

Julian Road is a desirable and hugely popular residential street located off Gravel Hill and a short walk to Ludlow's historic town centre which is renowned for its architecture, culture and festivals and has a good range of shopping, recreation and educational facilities. Accommodation at this pretty cottage is more fully described as follows:

Front door opens into

### Living Room 12'8" x 11'0" (3.88m x 3.36m)

with bay window to front elevation, coving and a feature fireplace with wood burning stove fitted sat on a flagstone hearth

### Kitchen / Dining Room 14'11" x 10'11" (4.55m x 3.34m)

with window and door to rear garden, ample room for table and chairs and attractive tiled floor. The kitchen area is fitted with a range of base cupboards, heat resistant work surfaces, stainless steel sink unit, electric hob with electric oven below, planned space and plumbing for a washing machine and room for a fridge freezer. Housed in the kitchen and wall mounted is the Worcester gas fired combination boiler which heats domestic hot water and radiators

### First Floor Landing

with coving

### Bedroom 1 14'3" x 12'10" (4.35m x 3.93m)

with 2 sash windows to frontage, coving, double doors into wardrobe cupboard with hanging rail and shelf and to the other side of the chimney breast a useful shelved cupboard. Access into the roof space with drop down ladder to a loft area which provides very useful storage, boarded, with light and window to rear elevation

### Bedroom 2 13'5" x 7'10" (4.10m x 2.40m)

with window overlooking rear garden, coving, linen cupboard with shelving and double doors into wardrobe cupboard with hanging rail and shelf

### Bathroom 9'1" x 6'6" (2.77m x 2.00m)

A lovely large room with double glazed roof window, suite in white of wc, pedestal wash hand basin and panelled bath with shower screen and shower over, tiled splash backs

### Outside

The property enjoys a lovely non estate position within a short walk of Ludlow's historic town centre. There is a small enclosed front garden with picket gate, hedging to front elevation and a brick finish with border. At the rear there is a pretty and enclosed garden with seating area directly nearest the house, gravelled section with well-established and deep floral borders with a selection of shrubs and plants. Gated access then leads onto a shared pathway which in turn leads back to the frontage

### Services

Mains electricity, mains water, mains drainage, mains gas. Gas fired heating to radiators, telephone to BT regulations

### Local Authority

Shropshire Council

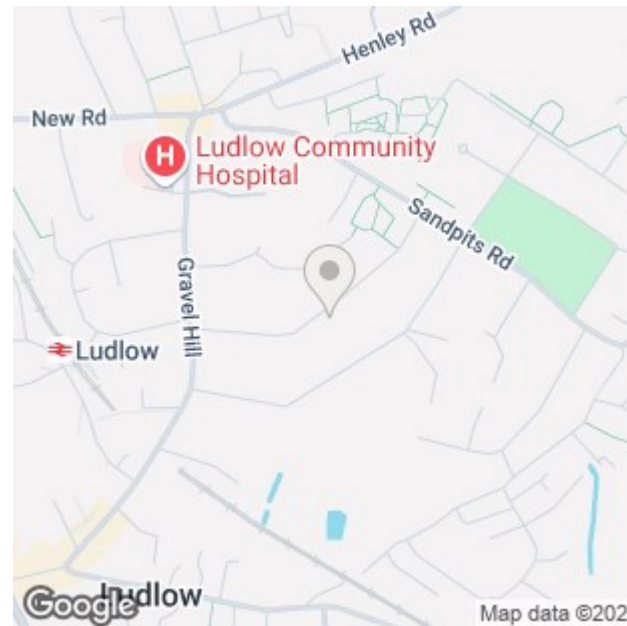
### To view this property

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

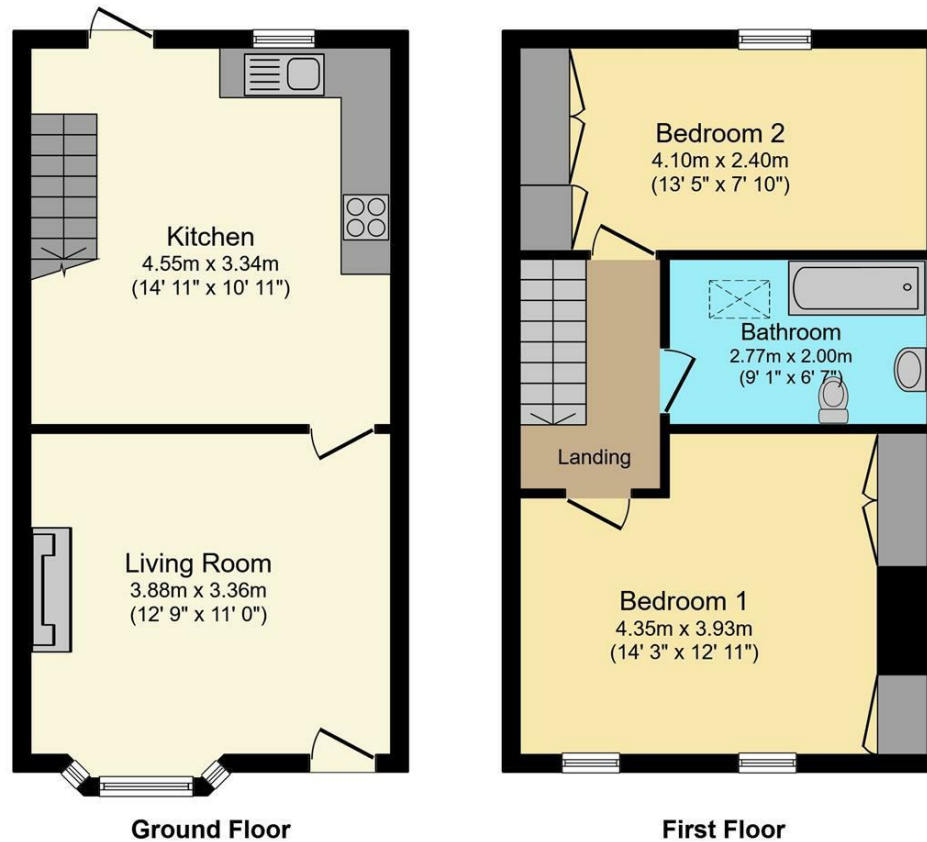
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For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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## Floor Plans



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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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