



SAMUEL WOOD

24 Lower Raven Lane, Ludlow, Shropshire, SY8 1BL

Asking Price £325,000



This attractive three-storey 2 bedroom townhouse sits in a convenient location just off Ludlow's town centre and enjoys a fantastic west facing partly-walled garden. Accommodation in need of upgrading and improvements benefits from gas-fired heating and includes Living Room, Kitchen / Dining Room, Door down to single room Cellar, Lobby leading to First Floor Landing with Bedroom 2 and Bathroom, Second Floor Landing with Bedroom 1 and En-suite Cloakroom. No Onward Chain. EPC on order.

- Three storey, 2 bedroom town house
- Popular location just off the town centre
- 300 metres into Castle Square
- Good-sized West facing rear garden
- Property is in need of upgrading and improvements
- No onward chain

Lower Raven Lane is a tucked away and quiet street just off Ludlow's historic town centre and a 300 metre walk into Castle Square and the facilities that the town enjoys.

Front door opens into

Living Room

with attractive floorboards, lovely high ceilings, window to Lower Raven Lane. Feature chimney breast with gas-fire fitted.

Kitchen / Dining Room 15'8" x 12'9" (4.80m x 3.90m)

having window and double doors out onto the pleasant garden. The kitchen is fitted with a range of base cupboards and stainless steel sink unit.

Doored staircase to a

Single Room Cellar

Inner Lobby

with staircase rising to

First Floor Landing

Bedroom 2 14'5" x 9'3" (4.40m x 2.84m)

has sash window to frontage and fitted cupboard to side of chimney breast.

Bathroom 8'4" x 5'7" (2.55m x 1.72m)

having window to rear elevation and a suite in white of WC, pedestal wash handbasin and panelled bath. Door into the Airing Cupboard housing the hot water cylinder and shelving.

Period staircase rises to

Second Floor Landing

with door into

Bedroom 1 16'3" x 14'4" (4.97m x 4.37m)

which has window to Lower Raven Lane, fitted cupboard to side of chimney breast, open plan through into

Ensuite

having window to side with a lovely view across the rooftops to the surrounding woodland. There is exposed floorboards and a suite of WC and wash handbasin with a space for a bath or shower should one desire.

Outside

The property fronts directly onto Lower Raven Lane and enjoys an enclosed rear garden, which is a good-size for a town centre property. It is walled to side and rear elevations with fencing to the other. The garden is mature with a selection of trees, shrubs, summerhouse at the top of the garden and paving.

Agents Note

A Pre sale survey has been carried out and is available by request from the agent.

Services;

mains electricity, mains water, mains drainage, mains gas. Gas-fired heating to radiators. Approximate Broadband speeds; Basic- 17mbps, Ultrafast- 1000mbps. Flood risk very low.

Tenure

Freehold

Local Authority

Shropshire Council
Council Tax Band C

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

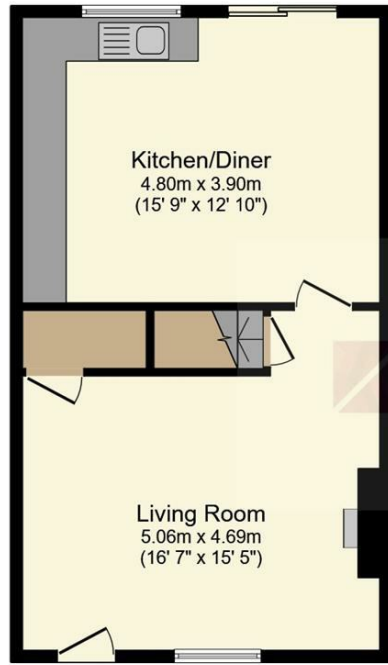
For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Referrals

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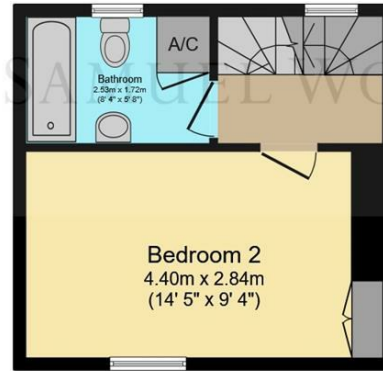


Floor Plans



Ground Floor

Floor area 42.5 sq.m. (458 sq.ft.)



First Floor

Floor area 23.0 sq.m. (247 sq.ft.)



Second Floor

Floor area 23.0 sq.m. (247 sq.ft.)

TOTAL: 88.5 sq.m. (953 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

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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

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