



SAMUEL WOOD

42a Broad Street, Ludlow, Shropshire, SY8 1NL

Auction Guide £240,000



42a Broad Street

Ludlow, Shropshire, SY8 1NL



- 3 storey, 2 Double Bedroom town house
- Arguably Ludlows finest street
- Ludlow Heritage award won when renovated in 1998
- Full of charm and character
- Small courtyard to rear
- No Onward Chain

FOR SALE BY AUCTION This delightful Grade II Listed 3 storey, 2 double bedroom terraced town house sits in arguably Ludlow's finest street with the house receiving a Ludlow Heritage award in 1998. Accommodation full of charm and character with numerous features of the period, benefitting from electric heating and briefly including: Living Room, Dining Room, Kitchen, First Floor with Bedroom, Landing, Bathroom, 2nd floor Bedroom 2, whilst to the rear there is a small courtyard garden. EPC EXEMPT

The property is for sale by online traditional auction with a close date at 4pm on Thursday 23rd October. Contract pack including searches are available at <https://samuelwood.bambooauctions.com>



Broad Street is arguably Ludlow's finest street and the house is a stones throw from the town centre and the facilities it offers. Accommodation is fully described as follows

Period front door opens into

Living Room

Full of original charm and character to include a flagstone floor, sash window to frontage with window seat and shutters, wall and timbered features, built in display cupboard, shelved alcove and understairs storage. Feature fireplace with brick and stone features, quarry tiled hearth and open grate. Ledge and braced door then opens into the

Dining Room

Having vaulted ceiling with ceiling timbers, large double glazed roof window, exposed stonework and timbered features. Door into airing cupboard housing the hot water cylinder.

Open plan through into

Kitchen

Having timbered ceiling, exposed stone and bricked features, quarry tiled floor, range of base cupboards, deep glazed sink unit, planned space for cooker and 3 steps then lead up to rear door into courtyard.

Period staircase rises out of the Living Room into



Large Double Bedroom 1

Again full of character with ceiling beams, ceiling timbers, exposed heavy floorboards, sash window to Broad Street, feature fireplace with basket style grate.

Landing

With window to rear side, exposed timbered features and balustrade overlooking the dining room.

Bathroom

Having double glazed roof window, exposed timbered and stone features. Suite in white of wc, pedestal wash hand basin and panelled bath with shower style attachment.

Second Floor Bedroom 2

Full of character, having vaulted ceiling with exposed trusses, timbers and beams, large chimney breast, heavy period exposed floorboards and window to Broad Street.

Outside

The property fronts directly onto Broad Street, whilst to the rear there is a very small courtyard which is bricked. There is a door into a useful storage cupboard having light and power fitted, plumbing for a washing machine and dryer.

Agents Note

There is a small area of flying freehold on the 2nd floor adjacent to the chimney breast.

Services

Mains electricity, mains water, mains drainage, electric heating via night storage heaters, Broad Band Speed Basic 17Mph, Ultrafast 1000, Floor Risk – Very low flood risk

Local Authority

Shropshire Council

Council Tax Band

Band B

Flood Risks

Very Low

The property is freehold

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 enquires 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.

Auction Conditions



The property is for sale by Traditional Online Auction, please login or register to book a viewing <https://samuelwood.bambooauctions.com>

Please note: this property is for sale by traditional online auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

There is a buyers premium of £3,960 (incl. Vat) which will be charged immediately online.

The Guide Price amount specified is an indication of each sellers minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Samuel Wood and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail. Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.

Exchange takes place instantly and the successful buyer has 28 days to complete the purchase.



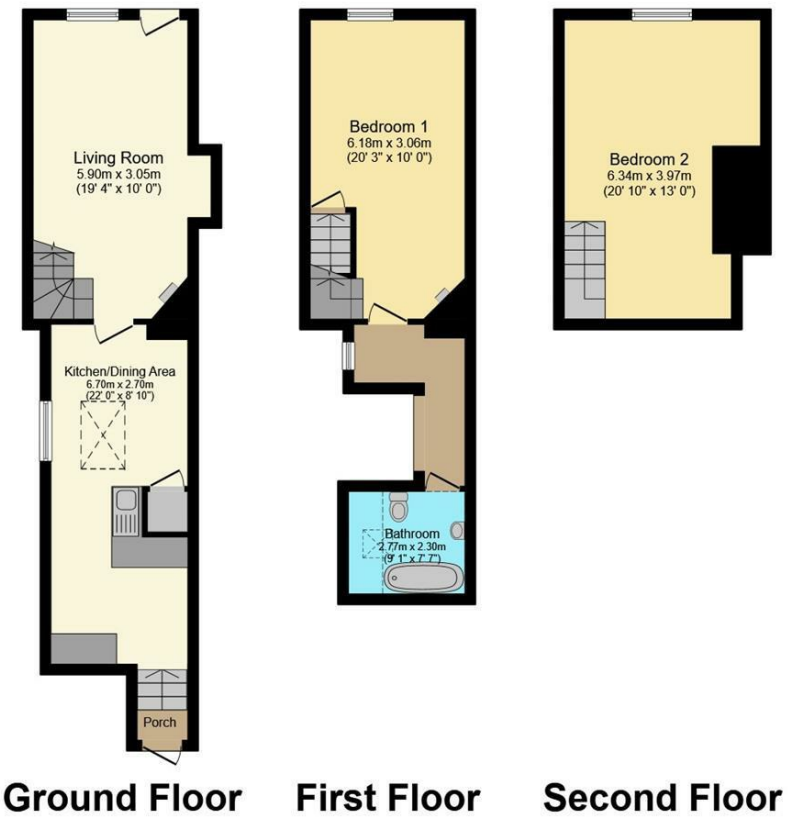
Directions







Floor Plans



or Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows
er features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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
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