



SAMUEL WOOD

65 Old Street, Ludlow, Shropshire, SY8 1NW

Asking Price £199,000





This Grade II listed 3 storey 3/4 bedroom terraced town house is located just off Ludlow's historic town centre. Accommodation includes: Reception Hall, Living Room, Kitchen/Dining Room, Utility Room, Cloakroom, First Floor Landing with 2 Bedrooms and a Spacious Bathroom (one of the bedrooms could be used as a separate Reception room if desired), Second Floor Landing with 2 further bedrooms. Outside the property has a good sized garden and a useful large store / workshop. No Onward Chain. EPC D

- Grade II listed 3 storey town house
- 3/4 Bedrooms
- Central location
- Gardens and Store
- Viewing advised

Upper glazed door opens into

### Reception Hallway

With part panelled wall, period doors lead off to the

### Living Room 13'7" x 8'6" (4.14 x 2.60)

Has window to Old Street with shutters, pretty cast iron fireplace and shelved cupboard to side

### Kitchen/Diner 17'7" x 10'0" (5.36 x 3.04)

Has window to rear elevation, oak floor, range of units that include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, stainless steel sink unit, 4 ring gas hob with an electric oven below, extractor positioned above, space and plumbing for slim-line dishwasher and room for a fridge. Door to useful cellar

### Utility Room 8'6" x 6'10" (2.58 x 2.08)

Having space and plumbing for washing machine, heat resistant work surface, wash hand basin with vanity cupboard below, tiled floor, door and window to rear elevation. Housed in here Worcester wall mounted gas fired boiler which heats domestic hot water and radiators.

### Cloakroom

Having wc in white and window to rear elevation.

Doored staircase to

### First Floor Landing

Passing a useful storage cupboard

### Bedroom 1/Optional Reception Room 13'6" x 9'11" (4.12 x 3.03)

With sash window to Old Street, lovely high ceilings, cast iron fireplace and wardrobe with hanging rail.

### Bedroom 2 16'6" x 9'5" (5.04 x 2.88)

Having sash window to Old Street, lovely high ceilings and pretty feature fireplace.

### Large Bathroom 9'11" x 9'5" (3.02 x 2.87)

Having window to rear elevation, pretty fireplace with marble surround, modern bathroom suite in white of wc, pedestal wash hand basin, freestanding scroll edge bath with claw feet, central taps and shower attachment and an additional large walk in shower cubicle with multi head shower and tiled splash backs. Door into linen cupboard with shelving.

### 2nd Floor Landing

### Bedroom 3 15'0" x 10'3" (4.57 x 3.12)

Having window to Old Street, walk in wardrobe cupboard with hanging rail

### Bedroom 4 10'8" x 7'10" (3.26 x 2.40)

Having exposed brickwork, double glazed roof window to rear elevation and exposed timber work under a sloping ceiling.

### Outside

The property fronts directly onto Old Street, however there is a separate doored access which leads to the rear of the property. Directly nearest the house there is a court yard area of which the property has a right of way over and a pathway in turn leads to the properties garden with steps leading up. This garden has a high brick wall at rear elevation, boarded fencing to both side elevations aiding privacy. There is a mature fruit tree and a pathway's, whilst also outside the property is a good sized lock up store.

### Agents Notes:

1. There are multiple flying freeholds with this property
2. The property is Grade II listed
3. Please note that the garden is situated 7 - 8 metres from the back of the house.

### Services

Mains electricity, Mains Water, Mains Drainage, Mains Gas, Gas Fired Heating to Radiators, Telephone to BT regulations, Broadband speed - Basic 18 Mbps, Superfast - 80 Mbps, Ultrafast 1000 Mbps, Flood Risk - None.

### Local Authority

Shropshire Council, tax band - B

### To view this property

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

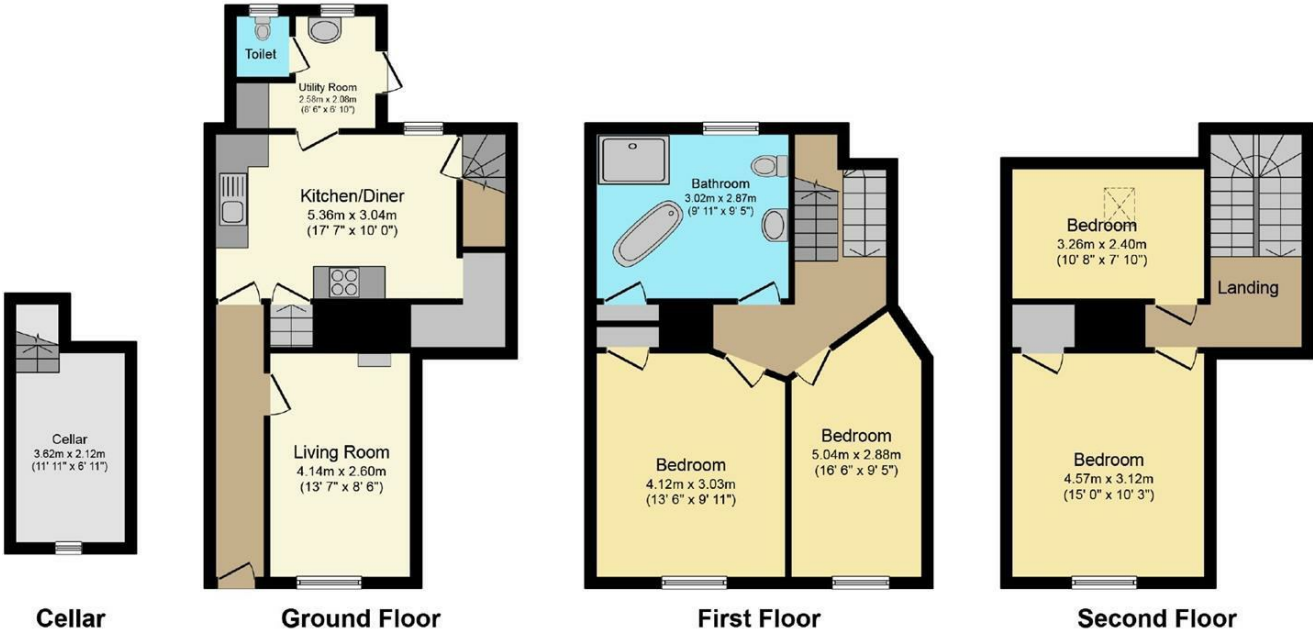
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Floor Plans



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