



49, Julian Road, Ludlow, SY8 1HD  
Offers In The Region Of £275,000

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# 49, Julian Road Ludlow

An exceptional opportunity to purchase a charming 2-bedroom semi-detached house located in the highly sought-after area of Julian Road, Ludlow. This delightful property combines modern living with convenience as it is situated in the heart of the picturesque market town of Ludlow, known for its vibrant cultural scene and historic architecture. With versatile living areas, a beautifully maintained garden, and off-road parking for four vehicles, this home is perfect for families, couples, individuals, or those seeking a peaceful yet convenient location.

## FEATURES

- Walking Distance to Town Centre
- Recently Refurbished
- Open-Plan Living / Dining Room
- Two Bedrooms
- Newly Installed Kitchen with Integrated Appliances
- Newly Installed Family Bathroom
- Courtyard and Front Garden
- Ample Off-Road Parking
- NO ONWARD CHAIN

### Material Information

**Offers In The Region Of** £275,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** A

**EPC:** E (39)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## Introduction

This enchanting town centre cottage has been enhanced and refurbished by the current owners and offers a two bedroom cottage, ideal for second steppers, investment buyers, or first time buyers. Internal viewing is highly recommended.

## Property Description

Upon entering 49 Julian Road, you are welcomed by a spacious main reception room. The lounge features a charming fireplace inset wood burning stove, offering a cosy atmosphere, and a window and glazed rear door that floods the room with natural light. The dining area boasts access to the kitchen and door to rear courtyard, perfect for family meals or entertaining guests. The newly fitted kitchen is modern and fully equipped, with ample countertop space, stylish cabinets, and integrated high-end appliances. Stairs ascend from the dining area, the first floor comprises two bedrooms, including a good sized master bedroom with window overlooking front garden, a second versatile bedroom could also serve as a double bedroom, study or nursery. The newly fitted contemporary family bathroom features a suite in white comprising panel bath, pedestal wash basin and low-flush W.C.

## Outside

To the rear of the property, there is a well-maintained, private courtyard garden with a natural dry stone wall, fencing and trellis over. There is space for log store, Bistro table and chairs and a

barbeque. The front of the house benefits from off-road gravelled parking for multiple vehicles, a feature that adds convenience and security. The manicured lawn is bordered by hedging and a pathway to the entrance, put your colourful pots along the side to make an entrance of colour to match the cottage feel. A lovely Acer adorns the front lawn, and fencing and trimmed hedging makes it a well secluded space.

## Location

This charming two bedroom cottage is situated in the heart of Ludlow town centre which offers a range of independent traders, shops and cafés with frequent open air markets, food festivals, events and the infamous Castle. Regarded as one of the best "foodie" towns in the country and with some of the most beautiful buildings anywhere, which showcases how building forms have developed from the medieval period through to the 18th and 19th Century. Transport facilities are brilliant with good road and rail links to all major towns and cities. Shrewsbury to the north and Hereford to the south are located approximately 25/30 miles away and offer extensive entertainment and leisure facilities and a wide range of national and chain stores.

## Services

We understand the property benefits from mains electricity, mains water and drainage. Electric heating with wood burning stove to living area, windows are uPVC double glazed.





## Broadband Speeds

Basic: 16 Mbps | Superfast: 80 Mbp | Ultrafast: 1000 Mbps

## Local Authority

Shropshire Council

Council Tax Band: A

## Tenure

We understand the property is freehold.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £12 + VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

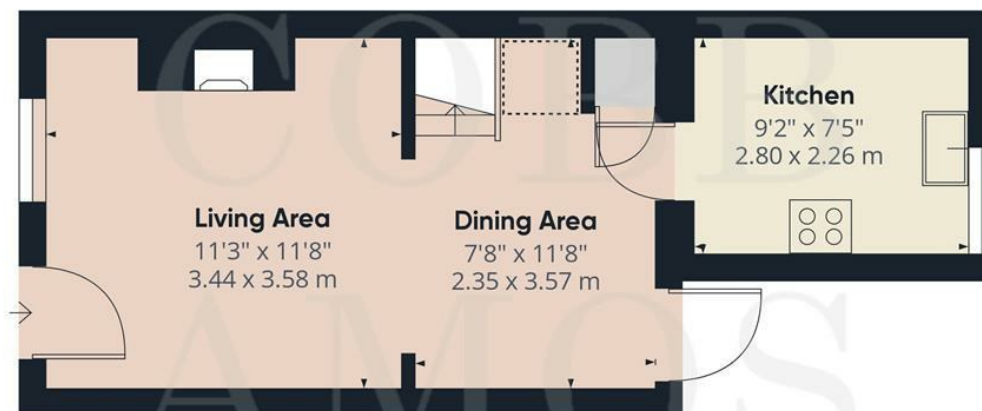
Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com

### DIRECTIONS

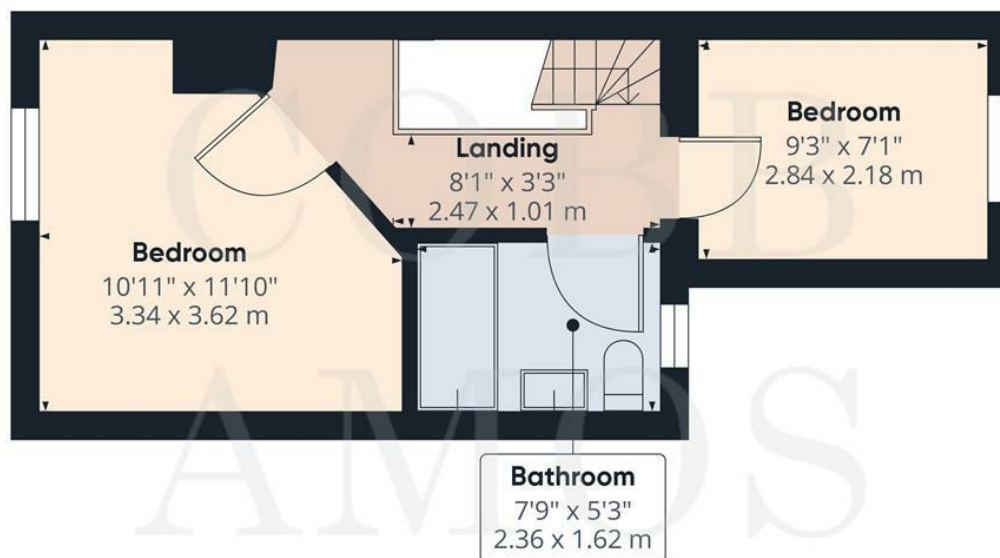
Head west out of Ludlow on Gravel Hill, continue along the road and take the right onto Julian Road. Proceed along Julian Road until you reach number 49 on your right.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

560.84 ft<sup>2</sup>  
52.1 m<sup>2</sup>

**Reduced headroom**

6.31 ft<sup>2</sup>  
0.59 m<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

# COBB AMOS

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