



46, Lower Broad Street, Ludlow, SY8 1PH
Offers In The Region Of £350,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



46, Lower Broad Street Ludlow

This beautifully preserved two-bedroom period townhouse is located on the highly sought-after Lower Broad Street in the heart of Ludlow's historic town centre. Boasting an abundance of character, period features, and a convenient location, this property offers an exceptional opportunity for those seeking a distinctive home with timeless charm and modern comforts.

Whether you're looking for a charming family home, a weekend retreat, or a rental investment, 46 Lower Broad Street offers an outstanding opportunity to own a slice of Ludlow's rich heritage in an unbeatable location.

FEATURES

- Unique Three-Storey Residence
- Well Presented with Character Features
- Two Bedrooms, Two Reception Rooms
- Sought-After Location
- Separate Private Garden
- Rooftop Views
- No Onward Chain
- Viewing Essential
- Some Remedial Work May Be Required

Material Information

Offers In The Region Of £350,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: D (68)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

No. 46 Lower Broad Street is considered one of Ludlow's finest residential areas, with easy access to shops, restaurants, and local amenities. Ludlow is a town known for its vibrant history and stunning architecture, famed for its medieval castle, annual festivals, and thriving food scene, which has earned it a reputation as one of England's finest gastronomic destinations.

Property Description

This well presented, centrally located, period property boasts many charming features including fireplaces, exposed timbers and sash windows. Step through the front door with porch canopy into an open-plan living area with feature fireplace and large sash window allowing in natural light. The ground floor has space for a dining table and also offers a fully fitted modern kitchen with cabinet storage, heat resistant work surfaces with inset corner sink unit. Built-in appliances include fridge, freezer, oven, gas hob and extractor over.

Stairs ascend to the first floor where you have a charming and cosy sitting room with exposed floorboards, and two sash windows offering plenty of natural light. The adjacent house shower room has a suite in white comprising shower enclosure, pedestal wash hand basin, W.C. and heated towel rail. The second floor benefits from two bedrooms with W.C. serving both rooms, each room features exposed wooden floors, sash windows with bedroom one having a period feature fireplace.

Outside

The property boasts a quaint and private separate garden located along the path, this tranquil outdoor space is ideal for relaxation. Benefiting from a summer house, the garden is enclosed by mature hedges with space for outdoor seating and flower beds.

Location

Lower Broad Street is one of Ludlow's most picturesque and desirable streets, set within easy reach of the town's vibrant cultural scene. Ludlow is famed for its medieval architecture, Ludlow Castle, and the annual food festivals. The property is just a short stroll from the local market, supermarkets, independent retailers, and cafes. The train station is also conveniently located nearby, offering excellent transport links to Shrewsbury, Hereford, and beyond.

Broadband Speeds

Estimated Broadband Speeds: - Basic 17 Mbps | Ultrafast 1000 Mbps

Services

We understand the property has mains water, gas, electricity and drainage connected.

Local Authority

Shropshire Council

Council Tax Band: C

Tenure

We understand the property is freehold.

Flood Risk

Rivers and the sea: Very low risk.





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.

Viewings Arrangements

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



DIRECTIONS

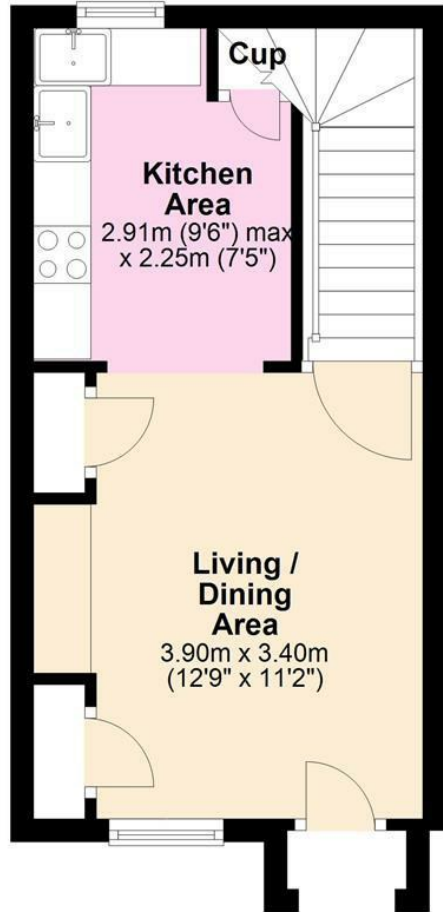
From Cobb Amos branch, 5 High Street, walk down the road taking the first right onto Broad Street. Continue down the hill through the Broadgate Arch onto Lower Broad Street. The entrance to no. 46 can be found on the right hand side, through a low black cast iron gate with white brick archway, the property will be on your right.





Ground Floor

Approx. 24.1 sq. metres (259.2 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.1 sq. feet)



Second Floor

Approx. 23.0 sq. metres (248.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE