



10, Upper Linney, Ludlow, SY8 1EF
Price £350,000

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10 Upper Linney Ludlow

Upper Linney is a fantastic location providing a glimpse into the historic nature of Ludlow town centre and is literally a few minutes walk up to the market square. This deceptively spacious Grade II listed Victorian property is semi-detached and offers a fantastic home with views across the landscape to Bromfield and beyond. Offered with No Onward Chain and recommended for interal viewing.

- Central Location
- Victorian terraced house
- Reception and kitchen
- Two bedrooms
- Bathroom
- Downstairs WC
- Small courtyard

Material Information

Price £350,000

Tenure: Freehold

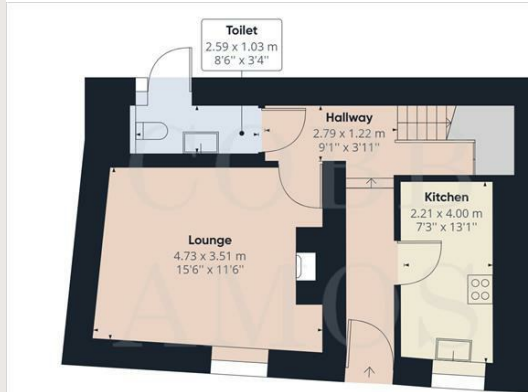
Local Authority: Shropshire

Council Tax: B

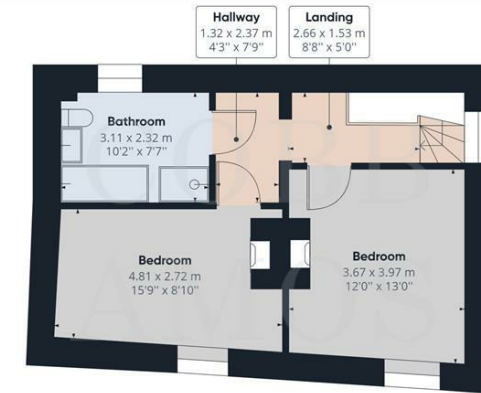
EPC: (null)

For more material information visit www.cobbamos.com

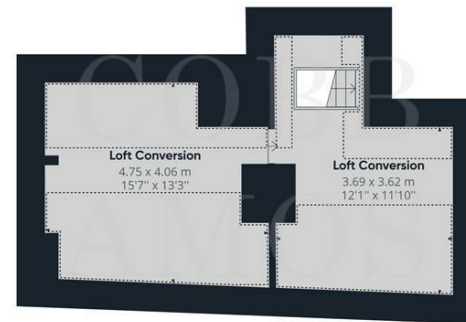
Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

1202.61 ft²

111.73 m²

Reduced headroom

235.24 ft²

21.85 m²

(1) 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.

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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.

Introduction

Upper Linney is a fantastic street providing a glimpse into the historic nature of Ludlow town center and is literally a few minutes walk up to the market square. This Victorian property is semi-detached and offers a fantastic home with stunning views across the landscape to Bromfield and beyond.

Description

Coming through the front door with its glazed transom window, the Harlequin tiled entrance hallway is well lit and immediately on your right is the kitchen. Fitted with a selection of painted base units and a solid wooden counter top housing an inset Belfast sink and an induction hob above a conventional single oven. There is a tiled splashback above the counter tops and this frames the sash window between the wall dresser, plate rack units and stainless steel extractor hood. The kitchen has ample space for a table and chairs as well as a freestanding fridge. The lovely and very well proportioned living room has a chimney breast with a feature fireplace housing a gas flame effect fire and fitted shelving storage to one side. It is tastefully decorated with stripped wooden floorboards. Off the hallway there is a small cloakroom which provides access (through a part glazed single door) to the rear enclosed courtyard, which is perfect for enjoying a morning coffee.

Upstairs to the first floor there is a spacious landing with a wall hung central heating boiler, off which are all of the rooms. There are two good sized double bedrooms, both with decorative cast iron fireplace surrounds and sash windows giving even more stunning views over the rooftops to the countryside beyond the town. The main bathroom has a sash window overlooking the courtyard and is fitted with a walk in double shower cubicle as well as a lovely slipper bath. A drop down loft ladder (from the landing) provides access up into the attic space, which is partially separated by the chimney breast into two areas. There is a limit to head height, but the attic is boarded and carpeted with a Velux window to each space and there is a wealth of exposed brick work and the timber frame supporting the original roof structure.

Outside Space

There is a very compact enclosed courtyard, which could accommodate a small cafe style patio set. Although there are areas of public recreational space very near by.

Services

Mains electricity, mains gas and mains water/sewerage.

Council Tax band B

Location

Upper Linney is located below the Castle Street Car Park in the town centre and accessed off College Street beside St Laurences Church. This popular market town is recognised for supporting independent traders, shops and cafés with frequent open air markets, food festivals and events.

Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 24 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS



