



SAMUEL WOOD

The Old Bakery Raven Lane, Ludlow, Shropshire, SY8 1BW

Asking Price £250,000



This spacious three bedroomed cottage, sits on Raven Lane just off Ludlow's Castle Square. The property enjoys gas fired heating to it's accommodation which briefly includes entrance hallway, living room, kitchen/diner and useful storage cupboard. Whilst on the first floor there is a spacious landing, three good size bedrooms and a large bathroom. Outside is a small garden area to the rear. No onward chain.

- Three bedroom terraced cottage
- Town centre spot
- 30 seconds walk of Castle Square
- Spacious interior
- Gas fired heating
- Small open plan rear garden
- No onward chain

Location

Raven Lane is a tucked away street, a 30 second walk from your front door puts you right into Ludlow's historic town Centre and the excellent range of facilities the town enjoys.

Accommodation

The property is approached into a spacious entrance hall. This opens into the living room, with double glazed window to Raven Lane and a gas fire with back boiler, which heats domestic hot water and radiators. Kitchen / Diner has doors and windows to rear and is fitted with a range of matching units and room for table and chairs, along with a good sized under stairs storage cupboard.

The first floor landing is spacious and serves three good sized bedrooms and a large bathroom, with a suite in white to include a bath and a separate shower cubicle.

Outside

This property fronts directly onto Raven Lane, whilst to the rear there is an open plan yard area, with room for a bistro table and chairs.

Services

Mains electricity, drainage, water and gas. Gas fired heating to radiators.

Broadband Speed: 18 to 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

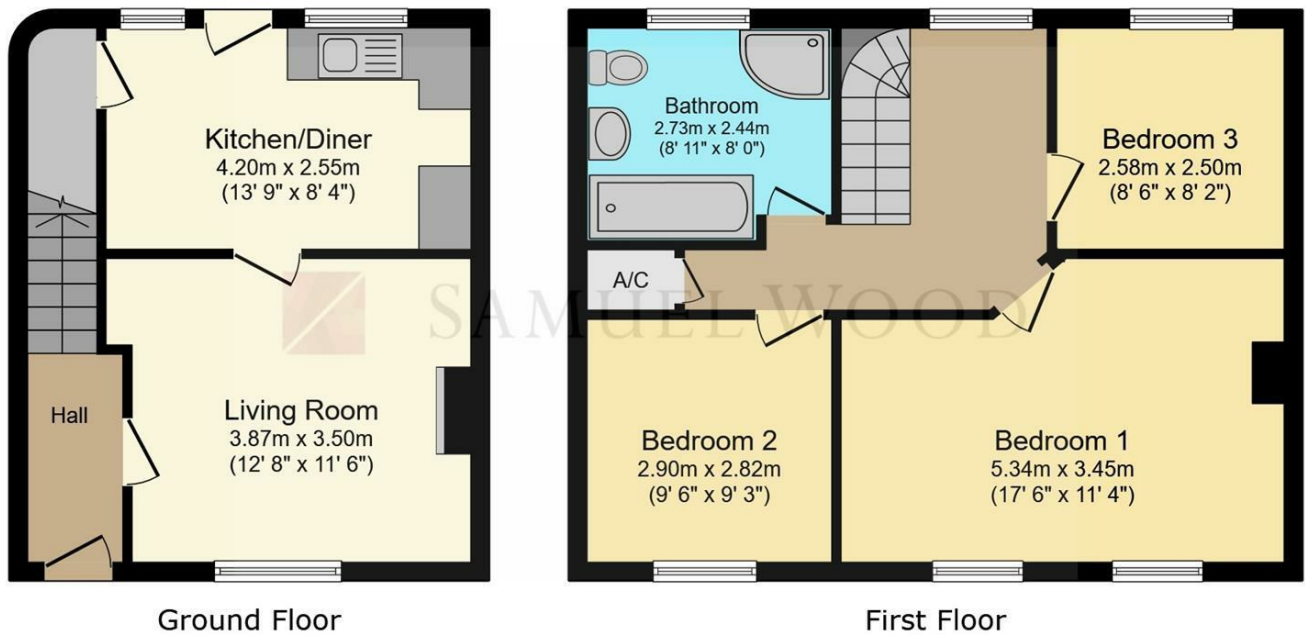
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764.



Floor Plans



Total floor area: 80.6 sq.m. (868 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.