SAMUEL WOOD

Duck Cottage 10 Julian Road, Ludlow, Shropshire, SY8 1HA

Offers Based On £150,000

2 1 1 E

Desirably located in this popular street, a two bedroom semi-detached cottage with a large rear garden. Accommodation in need of upgrading and modernisation benefits from UPVC double glazing to include: spacious entrance hall, living room, kitchen, first floor landing, two bedrooms and bathroom. No onward chain EPC rating E

- Two bedroom semi-detached cottage
- Desirable residential street
- Short walk of town centre
- Large rear garden
- In need of upgrading and modernisation
- No onward chain

Julian Road is a desirable residential street within a short walk of Ludlow's historic town Centre

The property is approached into a spacious entrance hall housing the gas fired boiler with window to frontage and under stairs storage cupboard

Sitting room having windows to front side and overlooking garden and shelved alcove to side of chimney breast

Kitchen having range of units, window and door to rear elevation, cooker and fridge freezer included

First floor landing having airing cupboard and small window

Bathroom with window to frontage and a suite of panelled bath, WC and pedestal wash handbasin

There are two interconnecting bedrooms both with windows overlooking the rear garden and previously the larger of the two bedrooms was partitioned to provide a seperate landing and this could be re-established

The property sits directly onto Julian Road with un-restricted street parking
A Pathway leads to the front door and continues into the rear garden which is an exceptionally good size and has boarded fencing to both side and rear renovations aiing privacy. There is a useful brick built utility room with toilet and washing machine which is included in the sale a further store and a dilapidated timber shed.

The garden is in need of landscaping but has a selection of mature trees and shrubs and a greenhouse

Services: We understand that the property has mains gas, electric, water and drainage.
There is a gas boiler and radiators however the boiler is not in working order.

Broadband Speed: Between 17 and 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

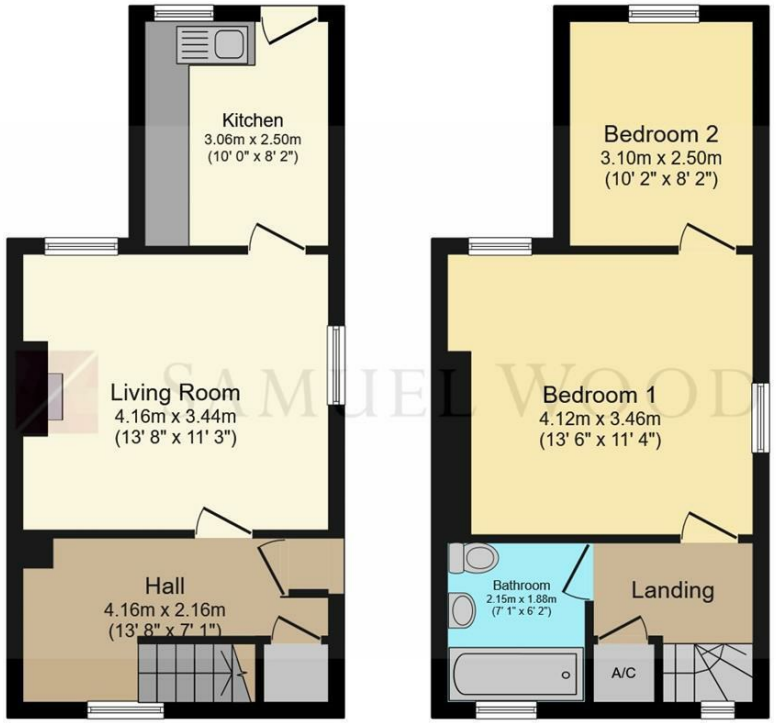
Council Tax Band: B

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



Ground Floor
Floor area 33.3 sq.m. (358 sq.ft.)

First Floor
Floor area 33.3 sq.m. (358 sq.ft.)

Total floor area: 66.5 sq.m. (716 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

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