



SAMUEL WOOD

47 Broad Street, Ludlow, Shropshire, SY8 1NL

Offers In Excess Of £325,000



# 47 Broad Street

Ludlow, Shropshire, SY8 1NL



- 3 storey 2 double bedroom Grade II listed
- character features throughout
- garden to rear
- arguably Ludlow's finest street townhouse
- adaptable accommodation
- no onward chain

This delightful 3 storey town house sits in arguably Ludlow's finest street within a stone's throw of Castle Square and the facilities the town enjoys. Accommodation full of charm and character is arranged over 3 floors to include: Dining Room, Kitchen, First Floor Landing with Living Room and Bathroom, Second Floor Landing with 2 large Double Bedrooms, 1 having an En-Suite Shower Room. Outside the property fronts directly onto Broad Street whilst a communal pathway meanders to the property's garden. EPC Exempt - Grade II Listed



## Period Front door

opens into

## Dining Room

with attractive and exposed floorboards, sash window to Broad Street and a feature fireplace with a gas flame effect wood style gas burner and lovely high ceilings. Period door into

## Kitchen

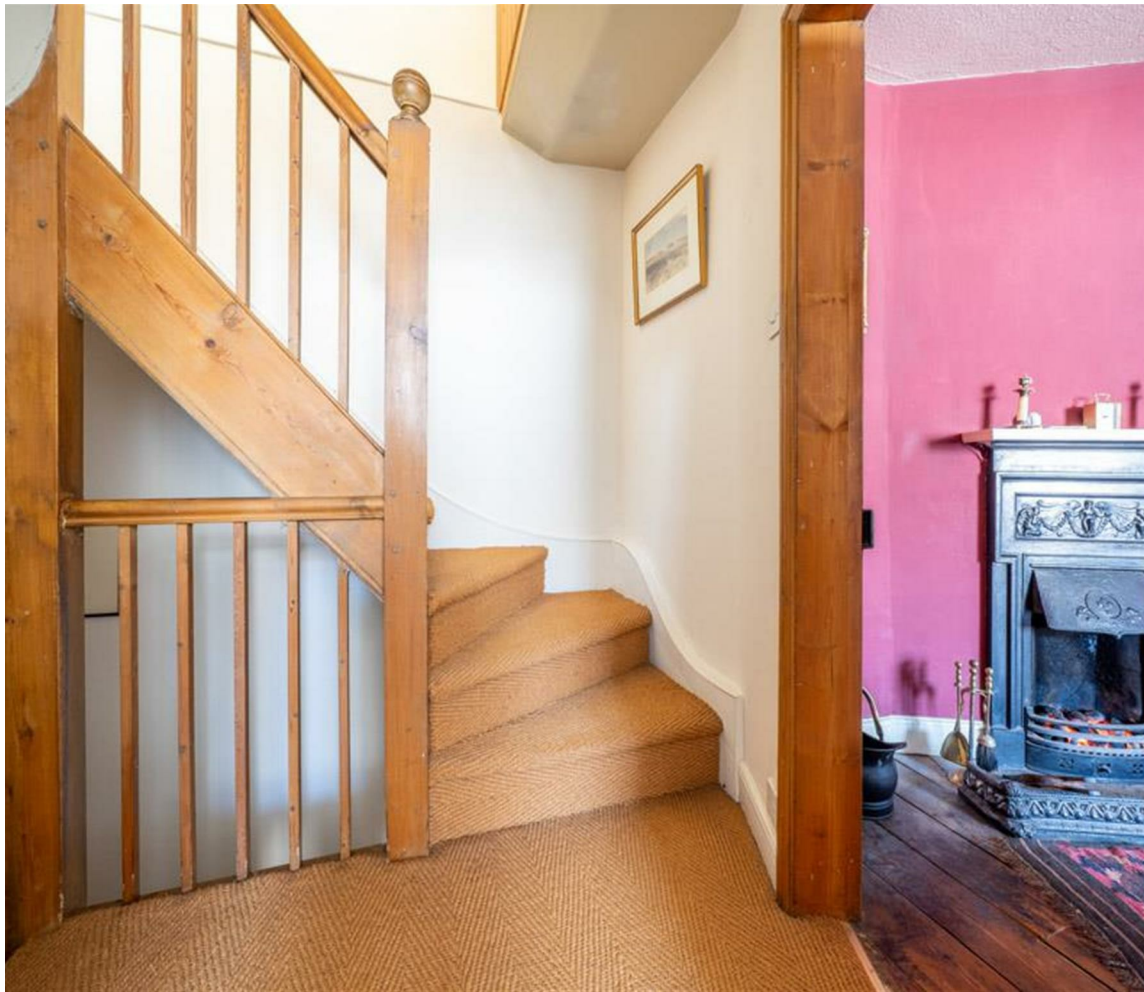
with quarry tiled floor, window to Broad Street, window to side passage and door to the same. Range of base cupboards, wall cupboards and drawers, woodblock work surfaces, deep glazed sink unit, gas hob with extractor positioned above, electric double oven below and useful storage area under the stairs.

Doored staircase rises to

## First Floor Landing

## Living Room

with window to Broad Street, exposed floorboards and a pretty cast iron fireplace with brick hearth



### House Bathroom

with window to frontage and a suite in white of wc, wash hand basin and freestanding scroll edged bath, cupboard with space and plumbing for washing machine and linen cupboard above

### Second Floor Landing

with double glazed roof window to rear elevation and useful storage cupboard with shelving. Housed here is the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators

### Bedroom 1

with window to Broad Street and exposed floorboards

### En-suite Shower Room

with coloured suite of wc, pedestal wash hand basin and shower area with shower fitted

### Bedroom 2

A lovely double bedroom with access into the roof space, exposed floorboards and window to rear with a view across the chimney pots together with a pretty cast iron fireplace

### Outside

The property fronts directly onto Broad Street, whilst a covered passageway for which this property has right of access under then leads by a bricked and cobbled pathway to a garden which has the potential to be enclosed but is currently open plan and provides a selection of mature trees and shrubs.

### Services

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Broadband speeds: Basic 17 Mbps, Ultrafast 1800 Mbps. Flood Risk – Very low

### Agents Notes

1. The property is Grade II listed
2. The large bedroom on the second floor flies over the neighbouring property which is not uncommon for town centre homes in Ludlow
3. Available by separate negotiation is a garage in a block approximately a short walk away

### Local Authority

Shropshire, council tax band - D

### Tenure

The property is freehold

Shropshire Council - Tax Band D





### Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

### Referrals

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.



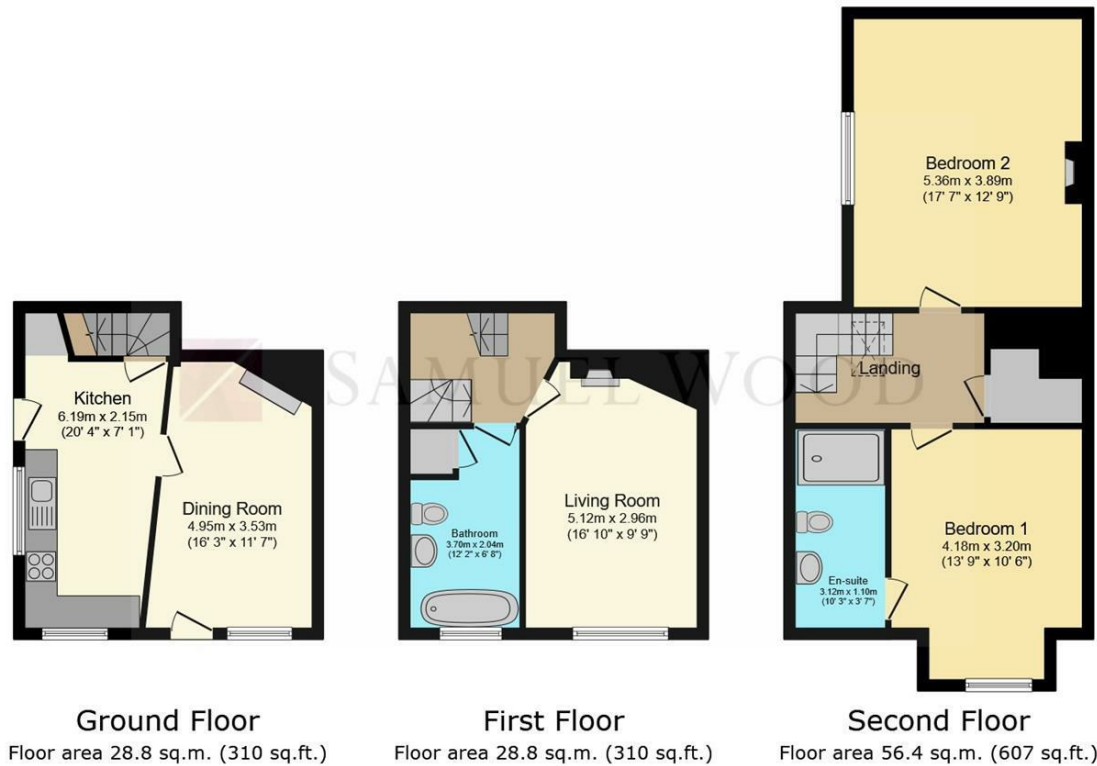
### Directions







## Floor Plans



**Total floor area: 114.0 sq.m. (1,227 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](http://www.Propertybox.io)

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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