

SAMUEL WOOD

30 Gravel Hill, Ludlow, Shropshire, SY8 1QL

Offers Based On £275,000









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This three-storey, three bedroom, end of terrace townhouse which has the added benefit of a single parking space and a small courtyard garden sits within a short level walk of Ludlow's historic town centre. The property is much improved with new heating and electrics along with new Kitchen and Bathroom and is worthy of an internal inspection. Accommodation includes Entrance Hall, Living Room, Kitchen, First Floor Landing with two Bedrooms and luxurious Shower Room, Second Floor with Main Bedroom whilst on the Lower Ground Floor is a Cellar which has potential to make further living space. EPC on order.

- Three-storey three bedroom townhouse
- Level walk into town
- Off-road parking
- Small courtyard
- Modern and much improved interiors
- Viewing highly recommended
- No onward chain

Location

The property sits on Gravel Hill, which is a level walk into Ludlow historic town Centre and is therefore ideal for someone retiring wanting to be close to the facilities

Accommodation:

The property is approached into an Entrance Hall with a Living Room off with an old feature safe. Also on the ground floor is a re-fitted Kitchen with a modern range of matching units and space for table and chairs.

The First Floor Landing serves two Bedrooms and a luxurious Shower room whilst further staircase rises to the larger of the three Bedrooms.

Back off the Entrance Hall a door leads down to a good sized Cellar with window to the rear and has the potential to convert to further accommodation as neighbouring properties have done this successfully.

Outside:

The property has a parking space on the entrance to Burgess Court. The frontage has been paved with a side access to a narrow rear courtyard. This access does have a right of way for the neighbouring properties.

Services:

We understand that the property has Mains electricity, water, drainage and gas. Gas-fired heating via a newly fitted boiler housed in the Kitchen. Windows are UPVC double glazed.

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: C

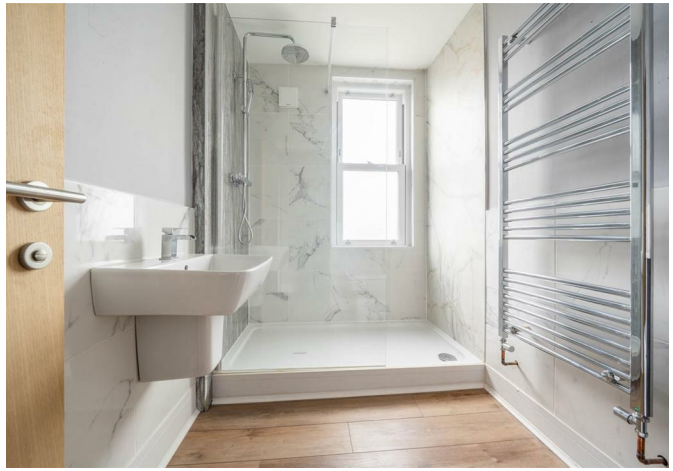
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, 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

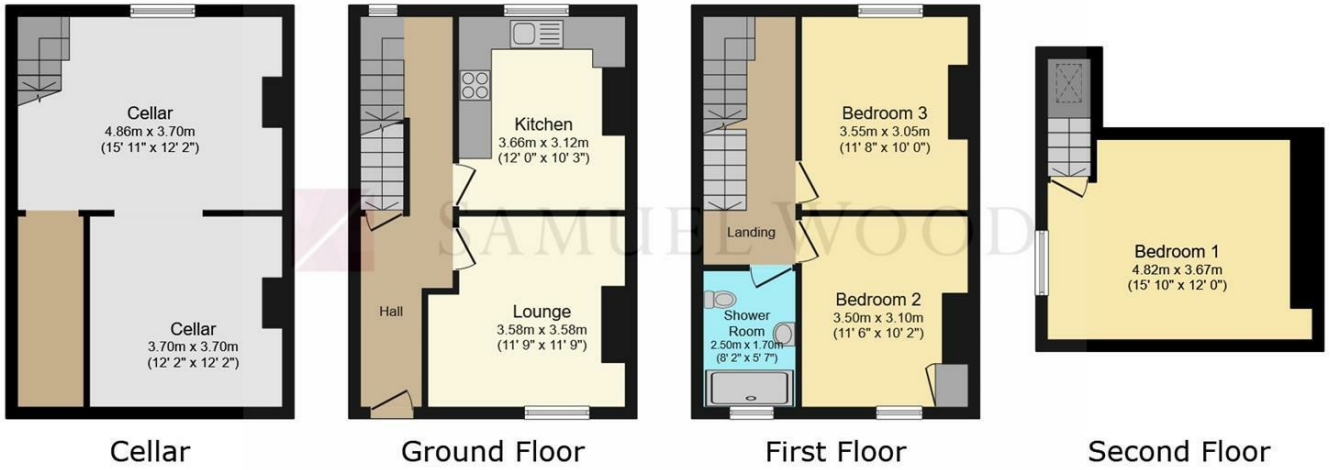








Floor Plans



Total floor area: 123.0 sq.m. (1,324 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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