



SAMUEL WOOD

Harp House 72 Lower Broad Street, Ludlow, Shropshire, SY8 1PH

Offers Based On £450,000



This attractive three-storey, 4 Bedroom Grade II Listed Townhouse sits in Lower Broad Street a stones throw from Ludlow's historic town centre and facilities. The property enjoys an attractive garden whilst accommodation benefitting from Gas-fired heating and numerous features of the period is of spacious proportions and includes; Entrance Hall, Cellar, Living Room, Kitchen / Dining Room, small Utility, Cloakroom, First Floor Landing with 2 Bedrooms, The main having a large Ensuite Shower Room whilst the second floor serves 2 further Bedrooms and House Shower Room. No Onward Chain. EPC exempt.

- Three-storey, 4 Bedroom Town house
- Envably located on Lower Broad Street
- Spacious Rooms and proportions
- Accommodation extending to 1750sq ft
- Attractive and private rear gardens
- Internal inspection advised

Heavy front door opening into

Entrance Hallway

with door leading down to a single room Cellar

Sitting Room 13'8" x 12'4" (4.17m x 3.76m)

having bay window with window seat to Broad Street. Attractive wooden fire surround with flame effect gas fire (not in working order)

Kitchen / Breakfast Room 13'1" x 13'1" (4.00m x 4.00m)

having window to side, feature brick fireplace which houses a Range cooker. The Kitchen is fitted with a range of matching units with cream coloured fronts, woodblock work surfaces and integrated dishwasher. Archway through into

Dining Room 10'11" x 7'8" (3.35m x 2.34m)

having double doors out onto the attractive garden and double doors into useful storage cupboard with shelving and housing the Baxi gas-fired boiler.

Small Utility

with window to rear elevation, space and plumbing for washing machine.

Cloakroom

having WC and wash handbasin in white.

First Floor Landing

having window to side.

Bedroom 1 13'4" x 13'3" (4.07m x 4.06m)

having window to side, fitted wardrobe cupboard with hanging rail and shelf.

Ensuite Shower Room 10'9" x 8'10" (3.28m x 2.70m)

having window overlooking rear garden. Modern Suite in white of WC, wash handbasin with vanity cupboard. Large corner shower with multi-head shower fitted along with excellent fitted storage cupboards all having extensive shelving.

Bedroom 2 14'1" x 12'7" (4.30m x 3.84m)

having windows to both front and front-side elevations with a view down Lower Broad Street.

Second Floor Landing

having room for a desk or similar with window to side and access to roof space.

Bedroom 3 14'1" x 12'8" (4.30m x 3.88m)

having windows to both front and front-side elevations, further double glazed roof window. Excellent range of fitted furniture to include cupboards, shelving and desk area.

Bedroom 4 13'4" x 9'2" (4.08m x 2.80m)

having window to rear side ad roof window to rear.

Outside

the property enjoys a small and enclosed front garden. The front door sits on the side whilst there is a pretty and enclosed rear garden with mature hedging and fencing having a paved seating area off the double doors in the Dining Room. Two steps then lead up to a lawned garden with stone edge borders whilst at the bottom there is a pergola and a further covered seating area.

Services:

mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators. Some windows are double glazed. Approximate Broadband speeds; Basic- 17 mbps, Ultrafast 1000mbps. Flood risk; No risk.

Local Authority

Shropshire Council
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 or visit our web site at 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.



Floor Plans



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.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW
Tel: 01584 875207 | ludlow@samuelwood.co.uk