



SAMUEL WOOD

5 Dodmore Lane, Ludlow, Shropshire, SY8 2NN

Offers In The Region Of £180,000



This charming two-bedroom mid-terrace property located on the outskirts of the picturesque town of Ludlow and in close proximity to the arts and co-working space, Gather situated near the hospital. This inviting home features a cozy living room equipped with a wood burner, a well-appointed kitchen, a good-sized airing cupboard, bathroom, Outside, you'll find a small rear garden, ideal for enjoying fresh air and outdoor relaxation. This property combines comfort and convenience, making it a wonderful opportunity for first-time buyers or those looking to downsize. EPC rating E

- Delightful 2 Bedroom Cottage
- Popular location within easy reach of town centre
- Lots of character features
- Electric heating, wood burner and double glazing
- No Onward Chain

Upper glazed front door opens into

### Living Room 13'9" x 11'10" (4.20m x 3.62m)

with engineered oak floor, feature fireplace with wood burning stove fitted and useful under stairs storage cupboard

### Kitchen 11'11" x 7'3" (3.64m x 2.23m)

with engineered oak floor matching that of the living room, fitted with a matching range of units with heat resistant work surfaces and tiled splash backs. There is an built-in, electric oven, electric hob with extractor positioned above, planned space for fridge freezer and window to rear elevation.

### Rear Lobby

with door to outside and door into airing cupboard housing the hot water cylinder with space and plumbing for washing machine below

### Bathroom

with window to rear and a modern suite in white of wc, pedestal wash hand basin and panelled bath with electric shower over

### First Floor Landing

with access to roof space

### Bedroom 1 12'0" x 7'4" (3.66m x 2.26m)

with window to frontage and a view to the church, double opening doors into wardrobe cupboard with hanging rail and shelf

### Bedroom 2 11'10" x 10'10" (3.62m x 3.32m)

with window overlooking rear garden and double doors into wardrobe cupboard

### Outside

The property enjoys a small frontage with low wall whilst to the rear there is a garden laid to lawn with borders. At the top of the garden there is the former outside toilet which provides a small storage area

### Services

mains electricity, mains water and main drainage. Electric heating together with wood burning stove in the lounge, windows are double glazed. Broadband speeds: Basic 16, Superfast 80. Flood risk – very low

### Agents Notes:

As is common with older terraced properties there is a right of access across the rear of the terrace

### Local Authority

Shropshire - Band A

### Viewings

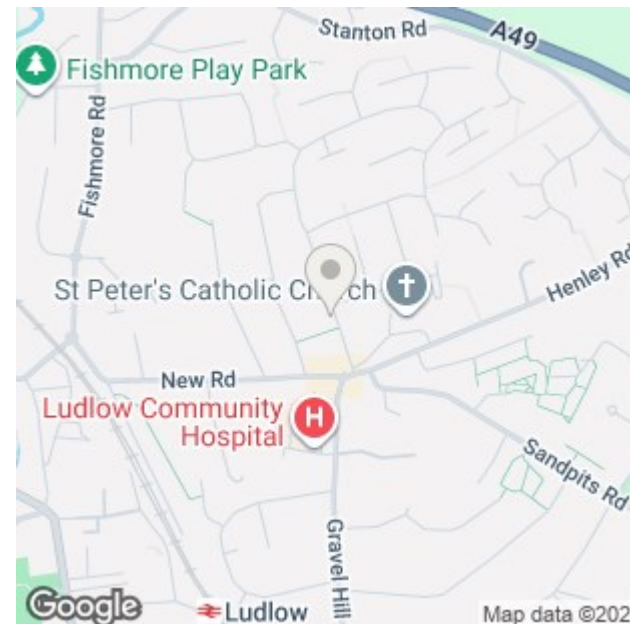
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

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)

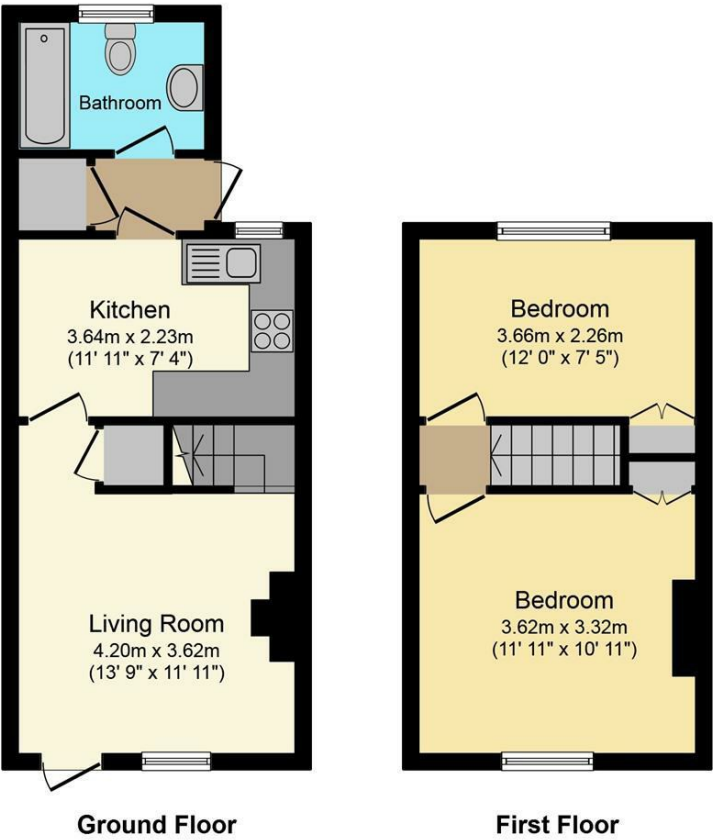
For out of office enquires please phone Andrew Cadwallader on 07974 015764

### Referrals

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Floor Plans



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