



SAMUEL WOOD

2A Quality Square, Ludlow, Shropshire, SY8 1AR

Open To Offers £275,000



This Grade II Listed 4 Storey two bedroom town house sits in a delightful central location in Quality Square just off Ludlow's Castle Square and the amenities close at hand. The property is currently run as a successful holiday let and could be purchased as a going concern or of course purchased to make a delightful home. Accommodation benefitting from gas-fired heating briefly includes; ground floor Entrance Hall, staircase to First Floor where Cloakroom and an open plan Living Room with Kitchen can be found, Second Floor Landing having Bedroom, with Ensuite Shower and House Shower Room. Staircase then to Third Floor Landing with Bedroom 2. Please note no garden.

- Town centre town house
- Accommodation arranged over 4 floors
- Delightful location in Quality Square
- Character features
- Currently run as a successful holiday let
- No onward chain

Front door opens into

### Entrance Hall

with wooden fire surround (non-functional) lovely high ceilings, exposed ceiling timber; period staircase passes a window with shutters.

### First Floor Landing

### Cloakroom

with tiled floor and a suite in white of WC wash handbasin.

### Living Room with Kitchen

having sash window with shutters to Quality Square and lovely high ceilings with exposed ceiling beam. The Living Room has space for 2 sofas whilst the Kitchen has a central workstation with breakfast bar, range of matching units with heat resistant work surfaces, tiled splashbacks, single bowl single drainer sink unit and free-standing Aga cooker which is included in the sale. Integrated fridge and freezer. Also housed here is the Worcester wall-mounted gas-fired boiler which heats the domestic hot water and radiators.

Period staircase then rises to

### Second Floor Landing

passing a window to rear elevation with shutters, having useful understairs storage cupboard.

### Bedroom 1

with sash window to Quality Square with shutters and window seat, smaller window to side with a distant view to surrounding countryside. Open plan into

### En-Suite Shower Room

with double width shower cubicle with multi-head shower fitted, wash handbasin sat on an attractive plinth with shelf below and tiled floor.

### Shower Room

with tiled floor and a suite in white of WC, corner shower cubicle with Mira shower fitted, wash handbasin sat on a plinth with shelf below and tiled splashbacks.

### Third Floor Landing

passing a window to rear elevation, timbered features and door into

### Bedroom 2

full of character with timbered features, vaulted ceiling, roof window and further window to side with this phenomenal far reaching view.

### Services

mains electricity, mains water, mains drainage and mains gas. Gas-fired heating to radiators. Approximate broadband speeds; Basic- 18mbps, Superfast- 80 Mbps, Ultrafast – 1000mbps. Flood risk; very low.

### Agents Notes

- 1) The property is Leasehold with a 999 year lease which commenced 3rd June 1988. We understand the ground rent to be peppercom.
- 2) The property is currently used as a successful holiday let and there is the option to purchase as a going concern along with furniture and furnishings by separate negotiations.
- 3) Details of income are available from the agents office.

### Local Authority:

Shropshire Council. The property is subject to business rates due to it being run as holiday let

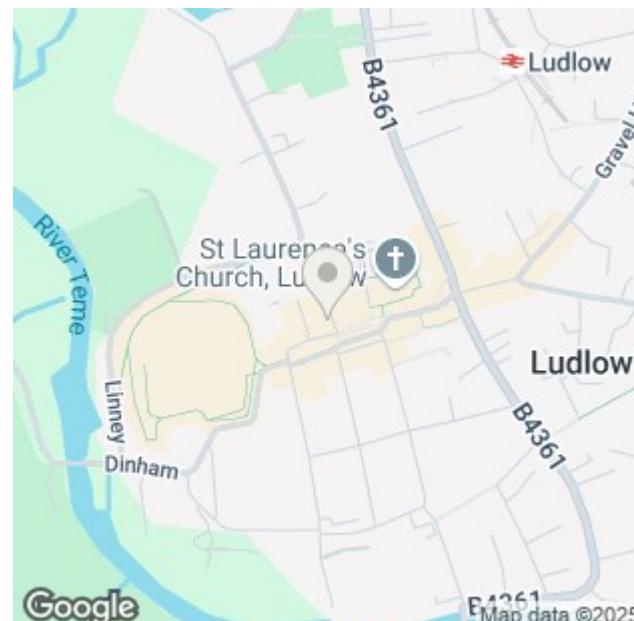
### Viewings

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

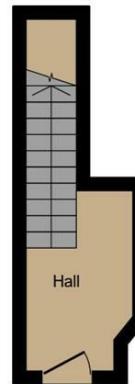
Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

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

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## Floor Plans



### Ground Floor

Floor area 6.9 m<sup>2</sup> (74 sq.ft.)



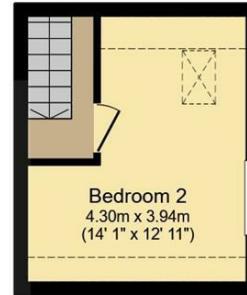
### First Floor

Floor area 27.8 m<sup>2</sup> (299 sq.ft.)



### Second Floor

Floor area 27.6 m<sup>2</sup> (298 sq.ft.)



### Third Floor

Floor area 14.7 m<sup>2</sup> (159 sq.ft.)

**TOTAL: 77.0 m<sup>2</sup> (829 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)

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](mailto:ludlow@samuelwood.co.uk)