



2 Old School House, Henley Road, Ludlow, SY8 1RA
Guide Price £240,000

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2 Old School House Henley Road Ludlow

Well-presented three-bedroom home ideally located within walking distance of the town centre, train station, and local amenities. Offered with no onward chain, the property benefits from newly installed windows throughout, spacious and versatile living accommodation, a bright kitchen diner, generous storage options, and off-road parking for multiple vehicles.

- Three Bedroom
- Spacious Living Throughout
- Off Road Parking
- Kitchen/Diner
- NO CHAIN

Material Information
Guide Price £240,000

Tenure: Freehold

Local Authority:

Council Tax:

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.





Approximate total area⁽¹⁾
 1287 ft²
 119.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

A spacious three-bedroom home ideally positioned on the outskirts of the town centre, within easy walking distance of local amenities and the train station. Offering generous living accommodation throughout, attractive character features, newly installed windows to both floors, off-road parking for multiple vehicles, and no onward chain, this property presents an excellent opportunity for families, first-time buyers, or investors alike.

Property Description

The property is entered via the main front door into a practical porch area, leading through to the entrance hall with stairs rising to the first floor. From here, doors provide access to both the bright and welcoming kitchen/diner and the spacious family sitting room.

The sitting room is an excellent size, benefiting from double-aspect windows which allow for plenty of natural light, along with a generous walk-in storage cupboard.

The kitchen/diner offers ample space for both cooking and dining, a rear door provides direct access to the outside space.

To the first floor are three bedrooms and the family bathroom. The impressive principal bedroom extends across the full width of the property and enjoys windows to two elevations, attractive original beams, and useful built-in storage. Bedroom two is another well-proportioned double bedroom, also benefiting from built-in storage, while bedroom three is a comfortable single bedroom with a Velux window.

Outside and Parking

Externally, the property benefits from off-road parking for at least two vehicles to the front. There is also a gravelled seating area which offers excellent versatility and could easily be adapted into a larger garden space or additional parking if desired.

Property Location

The property is conveniently situated on the outskirts of the town centre, approximately a 10-minute walk from a wide range of shops, cafes, and local amenities. The train station is also within easy reach, approximately an 8-minute walk away, making the property well suited for commuters.

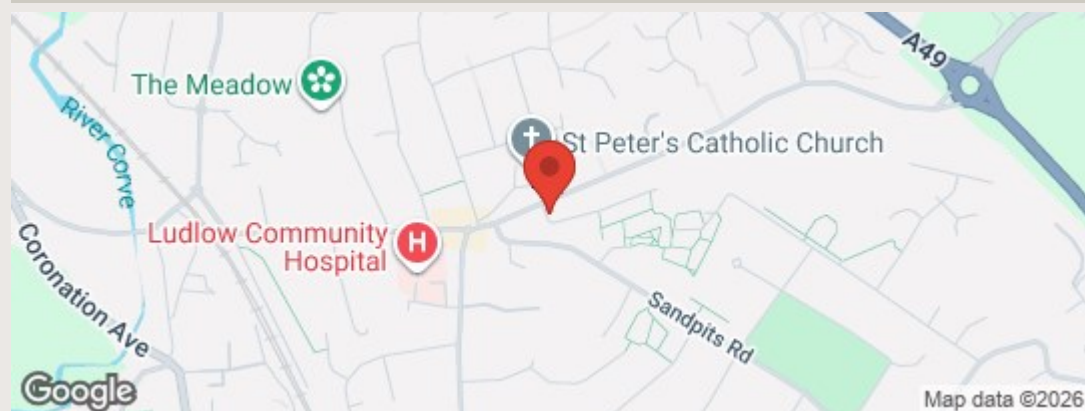
Services

Mains water, electricity, and drainage

Agent Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

DIRECTIONS





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