

127 Old Street, Ludlow, Shropshire, SY8 1NU

Offers in the Region of £230,000

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A three storey mixed use premises requiring some updating and comprising ground floor restaurant with kitchen and three bedroom living accommodation to the upper two floors together with rear garden and useful outbuildings. The property is suited to residential conversion - subject to the necessary consent. Energy Rating C.



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Located on Old Street one of the main thoroughfares through Ludlow and conveniently located for all the town's facilities. The property is suited to various uses including residential conversion - subject to the necessary consent.

127 Old Street was previously run as a Japanese Restaurant comprising ground floor restaurant and kitchen, three bedroom living accommodation to the upper floors together with rear garden and useful outbuildings.

Accommodation

Restaurant

27'1" x 12'1" (8.26m x 3.68m)

Accessed directly off Old Street with steps down to the main area, window to front and radiator.

Inner Hall

With stairs to first floor and door to garden.

Kitchen

13'5" x 10'4" (4.1m x 3.15m)

With base units, double sink and drainer over. Freestanding gas oven and 8 ring hob with extractor over. Tiled floor and storage cupboard off.

First Floor

Stairs to the first floor landing with doors opening to

Living Room

16'5" x 13'9" (5m x 4.2m)

With window overlooking Old Street, fitted carpet, radiator and staircase rising to Second Floor.

Bedroom 2

10'8" x 11'3" (3.25m x 3.43m)

With velux roof light, radiator and storage cupboard off.

Bedroom 3

13'11" x 11'6" (max) (4.24m x 3.5m (max))

With window to rear, radiator and storage cupboard off.

Bathroom

7'2" x 9'6" (2.18m x 2.9m)

Appointed with a panelled bath with electric shower over, wash basin and wc. Window to rear.

Second Floor Bedroom I

13' x 16'8" (3.96m x 5.08m)

Stairs rise from the Living Room and open to Bedroom I with window overlooking Old Street and radiator.



Outside Store

10'6" x 6'7" (3.2m x 2m)

With base unit and sink over, radiator and Greenstar boiler.

WC

With wc and wash basin

Outbuilding

16'9" x 10'6" (5.1m x 3.2m)

With double pedestrian doors, electricity and window overlooking the garden.

Garden

Rear garden which is paved with raised flower bed.

Services: We are informed that mains water, electricity, gas and drainage are connected to the property.

Heating: Gas fired central heating.

Note: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

General

Tenure: Freehold

Council Tax: Band B

Rateable Value: £2,500

Viewing: By appointment through Selling Agents – McCartneys LLP - 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details: Last Updated 30 April 2021

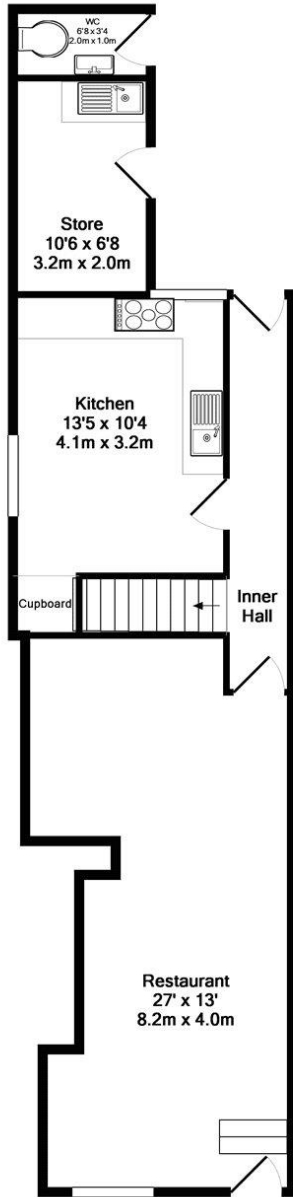
Notice: All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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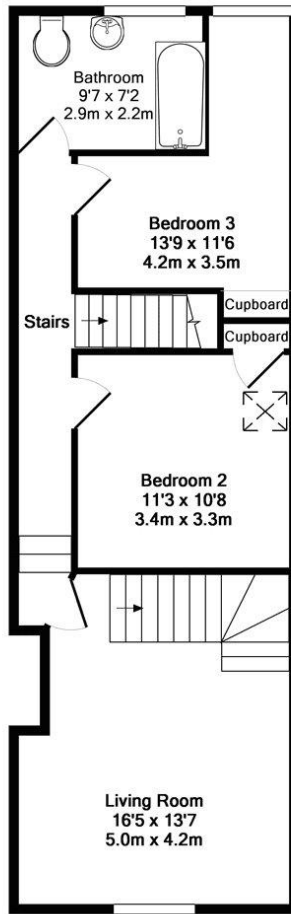




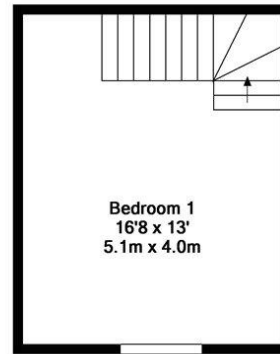
McCartyneys
Since 1874



Ground Floor
Approx. Floor
Area 631 Sq.Ft.
(58.6 Sq.M.)



1st Floor
Approx. Floor
Area 586 Sq.Ft.
(54.4 Sq.M.)



2nd Floor
Approx. Floor
Area 215 Sq.Ft.
(19.9 Sq.M.)

Total Approx. Floor Area 1432 Sq.Ft. (133.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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