



# NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**41 STEVENTON NEW ROAD**  
LUDLOW, SHROPSHIRE, SY8 1JZ

**GUIDE PRICE**  
**£169,000**



**AN ATTRACTIVE MID-TERRACED COTTAGE WITH A GENEROUS GARDEN  
WITHIN WALKING DISTANCE OF THE MARKET TOWN CENTRE.**

- KITCHEN/DINING ROOM
- SITTING ROOM

- TWO BEDROOMS
- SHOWER ROOM

- FRONT AND REAR GARDENS
- EPC RATING D

**NICK CHAMPION LTD**

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[www.nickchampion.co.uk](http://www.nickchampion.co.uk)



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## APPROXIMATE DISTANCES (MILES)

Ludlow – 0.6, Leominster – 12, Kidderminster – 24, Hereford – 25, Worcester - 29, Shrewsbury - 31, M5 Junction 6 – 31, Birmingham – 42.

## DIRECTIONS

From Ludlow Library Car Park head east on Lower Galdeford before proceeding onto Sheet Road and take the right hand turn onto Steventon New Road and the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

## SITUATION & DESCRIPTION

41 Steventon New Road is situated in a quiet residential area within an easy 10 minute walk to the market town centre and all of the facilities including a variety of supermarkets, shops and services, primary and secondary schools, a sixth form college, a library, doctors' surgeries, a community hospital, theatre/cinema, leisure centre with swimming pool and gym, and a range of clubs and societies. Ludlow has good public transport links including regular bus services to a variety of destinations and a train station.

41 Steventon New Road is a cosy Victorian mid-terraced cottage with a generous rear garden. The property benefits from UPVC framed double glazing and mains services including gas fired central heating with a Worcester combi boiler. The property is generally in good condition, with a shaker style kitchen, and damp remedial work has just been carried out on the ground floor. The property is offered with no upward chain and would be ideal for buy-to-let investors, first time buyers, and those looking to be within walking distance of shops and services.

## ACCOMMODATION

A part glazed entrance door opens into the sitting room which has a brick fireplace with a Broseley Fires woodburner style gas fire on a stone hearth, and an understairs cupboard. The kitchen/dining room has a range of cream fitted units incorporating a stainless steel sink/drainage, an integral electric oven and gas hob with an extractor hood over, plumbing for a washing machine, space for a tumble drier, housing for the Ideal combi boiler, and a part glazed door opening onto the rear garden.

Stairs off the sitting room rise up to the first floor landing. A spacious double bedroom has a cast iron open fireplace (not in use). There is a further bedroom and a shower room with a dual head thermostatic shower, pedestal basin and wc.

## OUTSIDE

There is no allocated parking for the property however unrestricted on road parking is available in Steventon New Road. The property has a part-walled front garden with a wicket gate, a patio and flower and shrub borders. The long sunny rear garden has a paved patio seating area with space for pots, a lawn, shrubs, a timber garden shed and a traditional brick and tile garden privy with a wc (not in use).

N.B. The properties in the terrace benefit from an unrestricted pedestrian right of way from the side of the terrace and across the rear gardens to access their own gardens.

## TENURE

Freehold

## SERVICES

Mains water, drainage and electricity and gas are connected.

Gas fired central heating.

## LOCAL AUTHORITY

Shropshire Council – Tel: 0345 678 9000

Council Tax Band A

## FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale. All other items will be excluded.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D – Full details available on request or by following the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0744-2898-7142-9893-2481>

## VIEWING

By prior appointment with the Agent: -

Nick Champion – Tel: 01584 810555

View all of our properties at:

[www.nickchampion.co.uk](http://www.nickchampion.co.uk)

Photographs taken on 12.09.24, 03.10.24 and 10.10.24

Particulars prepared October 2024

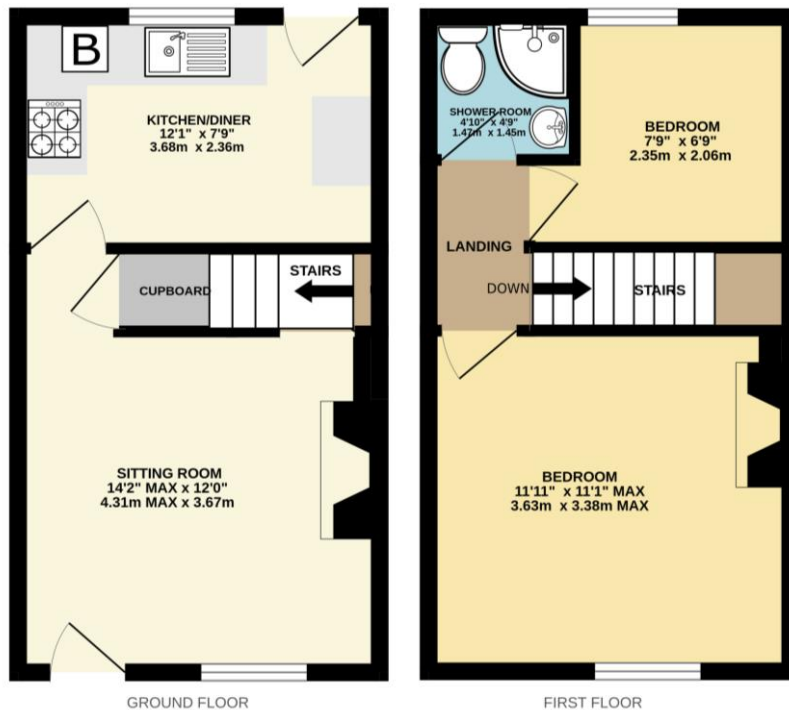
what3words: ///gravel.balanced.unimpeded











Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.