



**40 Hucklemarsh Road, Ludlow, Shropshire, SY8 2PW**

Offers in the region of £240,000



# 40 Hucklemarsh Road, Ludlow, Shropshire, SY8 2PW

Nestled on Hucklemarsh Road towards the edge of the charming town of Ludlow, this semi-detached house offers a comfortable living space with 2 inviting reception rooms, 3 bedrooms and a modern bathroom. The property also boasts parking for up to 3 vehicles, as well as a landscaped, south-facing rear garden.

## Key Features

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Well Presented Accommodation
- Landscaped, South-Facing Rear Garden
- Off Road Parking & Carport
- Popular, Residential Location
- Approx. 1 Mile from Town Centre

## The Property

Introducing No.40 Hucklemarsh Road, which is a semi-detached house situated within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned towards the edge of Ludlow in a popular residential location, approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built circa mid-1980's, this well presented property offers 3 bedrooms, 2 reception rooms, a landscaped, south-facing rear garden and a driveway with carport providing off road parking.

Inside, the accommodation spans

across 2 floors. On the ground floor there is a small entrance hall with a useful cupboard off, a living room with stairs rising off to the first floor, a dining area with patio doors opening out to the rear garden and last, but no least the kitchen, which has a further door leading out to the side carport. On the first floor, a landing area gives way to the modern bathroom, the 3 bedrooms and a useful cupboard over the stairs. The property also has the benefit of UPVC double glazed windows and external doors.

Outside, to the front of the property is a lawned garden as well as a brick-paved driveway providing private off road parking for a couple of vehicles and leads to the side carport, which is currently fitted with wooden double doors. The landscaped, south-facing rear garden is split into three tiers. The lower tier is gravelled for ease of maintenance and poses as a pleasant spot to relax within the warmer months of the year. Timber steps lead to the upper tier, which is laid to lawn with well-defined fenced boundaries, as well as a separated and securely fenced decking, which offers a variety of purposes including a children's play area.

## The Town

The quintessential British town of Ludlow is a throwback to the days

gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to Manchester, Holyhead and Cardiff from Ludlow station.

## Services

We are informed the property is connected to all mains services.

## Heating

The property has the benefit of gas fired central heating.



## Tenure

We are informed the property is of freehold tenure.

## Council Tax

Shropshire Council - Band B.

## Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

## Nearest Towns/Cities

Leominster - 12 miles  
Tenbury Wells - 10.5 miles  
Church Stretton - 16.5 miles  
Hereford - 24 miles  
Kidderminster - 23 miles  
Shrewsbury - 28 miles  
Telford - 29 miles

## What3words

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## Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

## Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

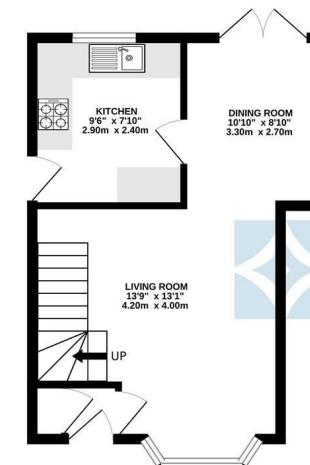
## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

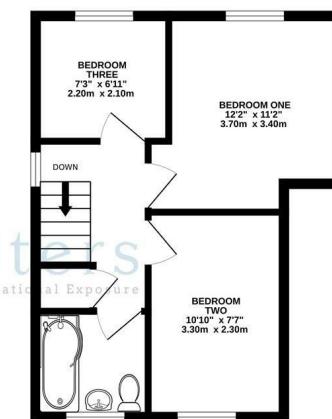
## Consumer Protection

Consumer protection from unfair trading regulations 2008 -  
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



**Holters**  
Local Agent, National Exposure

TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors, etc. are approximate and should not be relied upon for any reason, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
(92 plus)	A		86
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

