



4 St. Margaret Road, Ludlow, SY8 1XN

Offers in the region of £360,000



Holters
Local Agent, National Exposure

4 St. Margaret Road, Ludlow, SY8 1XN

A detached, modern house offering spacious and well presented accommodation, 4 bedrooms, 3 reception rooms, 2 bathrooms, a good-sized rear garden, driveway an integral garage and is available with no upward chain!

- Detached House
- Spacious & Beautifully Presented
- Good-Sized Rear Garden
- Approx. 1 Mile From Town Centre
- 4 Bedrooms & 2 Bathrooms
- Impressive, Open-Plan Kitchen/Diner
- Available with No Upward Chain
- 3 Reception Rooms
- Ample Off Road Parking & Garage
- Popular Residential Location

Key Features

- Detached House
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Spacious & Well Presented
- Impressive, Open-Plan Kitchen/Diner
- Ample Off Road Parking & Garage
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The Property

Introducing No.4 St Margaret Road, which is a well presented, detached house, located 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 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 2000, 4 St Margaret Road is available with no upward chain and is waiting for the next family to start proudly calling it "home". Well maintained throughout, the property features an impressive open-plan kitchen/diner, 4 bedrooms, 3 reception rooms and 2 modern

bathrooms, as well as a downstairs W.C. Outside, the house has a good-sized rear garden, off-road parking for 2 cars and a garage. Further off parking could be easily created on the frontage if required.

Inside, the accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, study, W.C, spacious living room with large bay window, the impressive open-plan kitchen/diner, which is perfect for 21 century living and a rear conservatory. Doors from both the kitchen and conservatory provide access out to the rear garden. Upstairs, a landing area gives way to the modern family bathroom and all 4 bedrooms, which includes 2 double and a 2 single-sized rooms, 3 of which are fitted with wall-length wardrobes. Bedroom one also benefits a private ensuite. In addition, the property features UPVC double glazing and external doors and gas-fired central heating.

Outside, there is a low-maintenance gravelled frontage, as well as tarmaced driveway allowing off-road parking for 2 vehicles. The driveway leads to the integral garage. A side gate and passage allows access around

to the rear garden, which is largely split between paved, lawned and planted areas. There are well-defined fenced borders as well as a useful garden shed.

The Location

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, Ludlow Fringe, Green Fair and the Medieval Christmas Fayre 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D.

Services

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

Heating

The property has the benefit of gas fired central heating.

Broadband

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

Agents Note

A section of the kitchen/ diner was converted without building regulations.

Nearest Towns/Cities

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

What3Words

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Referral Fees

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

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

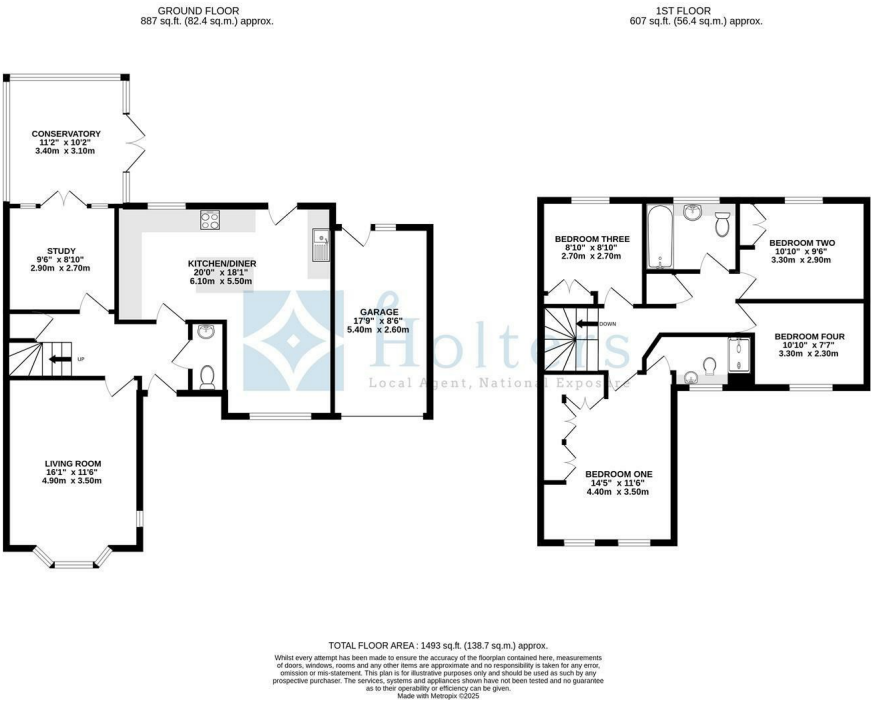
Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.

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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 or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

