



69 Steventon New Road, Ludlow, SY8 1JY

Offers in the region of £220,000



Holters
Local Agent, National Exposure

69 Steventon New Road, Ludlow, SY8 1JY

A well-presented two double bedroom semi-detached home in a quiet setting, with easy access to Ludlow town centre and surrounding countryside. Featuring period charm, sizeable rear garden with stunning elevated views and available with no upward chain.

- Semi-Detached House
- Useful Utility
- Stunning Views from Rear Garden Decking
- Quiet, Residential Setting
- 2 Double Bedrooms
- Period Features
- Available with No Upward Chain
- Well Presented Accommodation
- Sizeable Rear Garden
- Convenient Access to Both Town Centre & Countryside

The Property

Introducing No.69 Steventon New Road, which is a well presented, semi-detached period property, located within the historic market town of Ludlow, surrounded by glorious Shropshire countryside and positioned within a peaceful residential setting, approximately 1 miles of the vibrant town centre with its many independently owned shops, cafés, restaurants and facilities.

Occupying an enviable position which offers the very best of both town and country living, the property is conveniently placed for access into Ludlow, whilst in contrast, continue walking beyond the house and you will soon find yourself exploring a winding country lane, leading out into the surrounding rural landscape. Built circa mid-19th century, No.69 Steventon New Road is available with no upward chain and could be ideal for a variety of purchaser types including first time buyers, downsizers, investors or those seeking a lock-up-and-leave home within one of Shropshire's most desirable towns.

Inside, the accommodation is well presented throughout and spans across 2 floors. On the ground floor, the property is made up of a living room

complete with a feature fireplace, the kitchen, which is fitted with a range of modern base and wall units, work surfaces, double oven, gas hob with extractor above and space for appliances. Leading off the kitchen is a particularly useful utility area, fitted with matching units and providing additional storage and practicality, whilst also giving access out to the side and rear gardens. Completing the ground floor is the bathroom, fitted with a matching suite comprising bath with shower over, wash hand basin and W.C. On the first floor, the landing area gives way to 2 double bedrooms, both enjoying pleasant outlooks, with one bedroom benefitting from built-in wardrobes. A cupboard within the second bedroom houses the boiler.

Outside, the property enjoys a good-sized rear garden which has been landscaped over a number of levels for ease of maintenance and enjoyment. The garden includes paved, gravelled and decked seating areas, offering excellent space for entertaining, relaxing or dining within the warmer months of the year. Of particular note is the elevated decked area found at the top of the garden, which enjoys stunning far-reaching views across Ludlow towards the surrounding countryside and Ludlow Castle. The

property does not have designated parking, but unrestricted on street parking is available out-front.

Overall, No.69 Steventon New Road presents an excellent opportunity to acquire a charming and ready to move into home, combining well maintained accommodation, generous outside space, superb views and a peaceful yet highly convenient location close to both town amenities and countryside.

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 A.

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

///declining.agenda.emotional

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.

Money Laundering Regulations

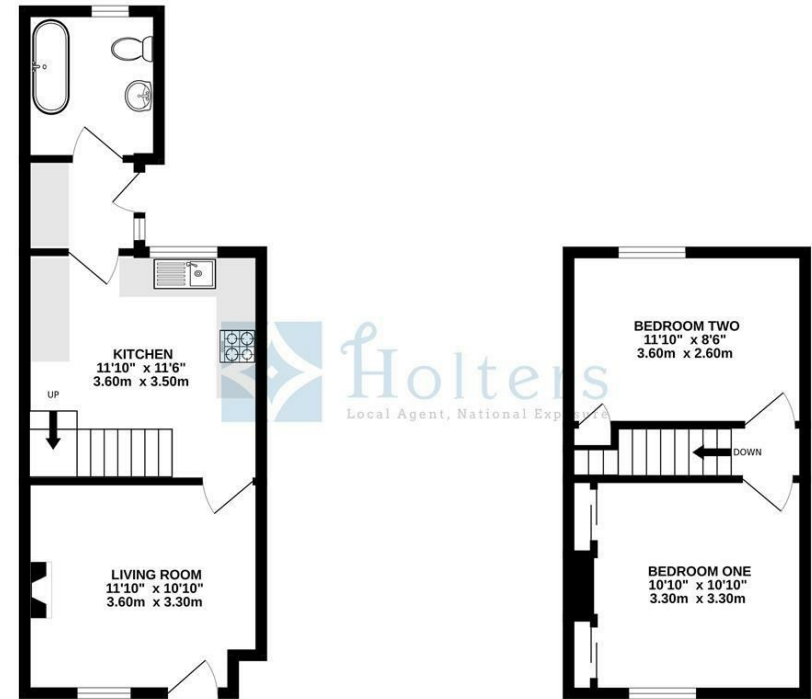
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide 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.

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 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.

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 sq.m.) approx.
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.
Made with Memphis 12/2016



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

