



4 St. Margaret Road, Ludlow, SY8 1XN

Offers in the region of £375,000



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

Key Features

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

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 en-suite. 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 tarmac 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.

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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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.

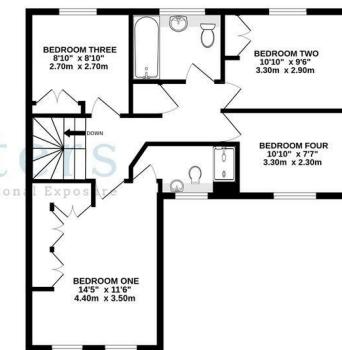
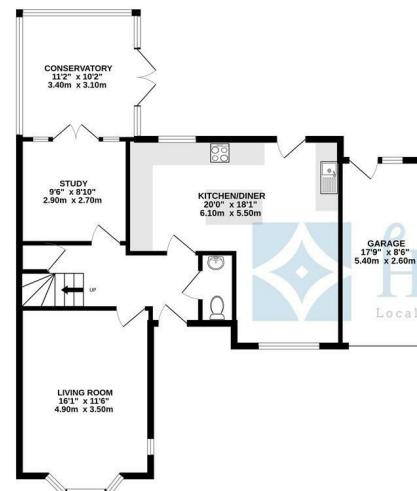
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GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1493 sq.ft. (138.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information 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 dimensions given are not exact and have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(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	



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