



Holters
Local Agent, National Exposure

14 Rock Lane, Ludlow, Shropshire, SY8 1ST

Offers in the region of £150,000

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ATTENTION - First time buyers and buy to let investors... this could be the property for you! This charming 3 bedroom semi-detached house with no upward chain is available for viewings now.

Key Features

- Semi-Detached House
- 3 Bedrooms
- Living Room with Log Burner
- Modern Kitchen
- Low Maintenance Courtyard Garden
- Useful Cellar Space
- Just 1 Mile Walk to Ludlow Town Centre
- No Onward Chain
- EPCC

The Property

No. 14 Rock Lane is conveniently located less than a mile walk from Ludlow's beautiful town centre. Available with no onward chain, this property is sure to attract a range of buyers, including buy-to-let investors, first time buyers and small families. This semi-detached property is sure to appeal to buyers seeking a property to make their own mark on.

Access to the property is via a private pedestrian gate with steps leading up to the courtyard garden. The garden is a secure space with a timber fence boundary. Entering the house, through the porch, you step into the entrance hallway which provides access to both the living room and kitchen. The kitchen is fitted with modern wall and base units, accommodating all of the essential appliances, and there is a pleasant

outlook into the courtyard garden. The kitchen also benefits from a useful storage cupboard and provides enough space for a small dining table. The living room is an inviting space, featuring a wood burning stove which creates a warm and welcoming ambiance.

The first floor offers two bedrooms and the family bathroom. The bathroom is fitted with a white suite which comprises of a mains shower over the bath, wc, wash basin, and an additional storage cupboard. The smaller of the bedrooms can accommodate a single bed or could alternatively make a wonderful home office, whilst the second bedroom is a good size double. The first floor landing offers further storage space, and leads you up to the fantastic attic room, which accommodates the master bedroom boasting ample storage and far reaching views towards Gallows Bank.

Accessed from the pedestrian gateway, the patio leads to a convenient log store and useful cellar space, which has electricity already installed and presents an ideal storage area.

Overall, 14 Rock Lane could be an ideal dwelling for a variety of buyer

types including first time buyers looking to make that all important first step onto the property ladder, growing families, or a buy to let investor looking to acquire a great property.

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 A

Services & Heating

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

Leominster - 12 miles

Tenbury Wells - 10.5 miles

Church Stretton - 16.5 miles

Hereford - 24 miles

Kidderminster - 23 miles

Shrewsbury - 28 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 checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe 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

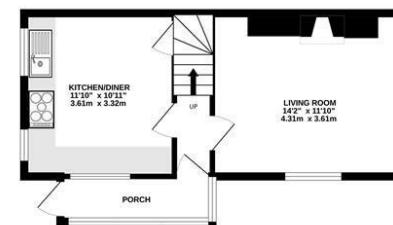
Consumer protection from unfair trading regulations 2008 -

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 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.

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.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.2 sq.m.) approx.
Whilst every attempt has been made to measure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		70
(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	



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