



**9 James Close, Ludlow, SY8 1UH**

**Offers over £265,000**



**Holters**  
Local Agent, National Exposure

## 9 James Close, Ludlow, SY8 1UH

Looking for a stylish home you can move straight into? Take a look at 9 James Close, an attractive and well-maintained three bedroom end of terrace property, positioned within a popular residential area of Ludlow.

- End of Terrace Property
- Open Plan Living Room/Dining Room
- Garage & Off-Road Parking
- Well Presented Home
- Well-Appointed Kitchen
- Popular Residential Location
- 3 Bedrooms
- Enclosed Rear Garden
- Close to Local Amenities & Transport Links
- EPC TBC

### Key Features

- End of Terrace Property
- Well Presented Home
- 3 Bedrooms
- Open Plan Living Room/Dining Room
- Well-Appointed Kitchen
- Enclosed Rear Garden
- Garage & Off-Road Parking
- Popular Residential Location
- Close to Local Amenities & Transport Links
- EPC TBC

### The Property

9 James Close is a well-presented three bedroom end of terrace home, tucked away within a popular residential area. The property offers 3 bedrooms, an open plan living room/diner, a rear enclosed garden, and off road parking, making it ideal for families, first-time buyers or those looking to downsize.

The accommodation is arranged over two floors and begins with an inviting entrance hall, providing access to the ground floor rooms and stairs rising to the first floor. The living room/diner is a bright and comfortable space, benefitting from generous natural light and

offering ample room for a variety of seating arrangements, making it an ideal setting for both everyday living and entertaining. The adjoining kitchen is fitted with a range of base and wall units and offers space for all appliances. There is a door leading directly out to the rear garden and internal access to the garage.

On the first floor, the property offers three bedrooms, a family bathroom and an en-suite to the master. The well maintained family bathroom is fitted with a modern suite, including a bath with shower over, wash basin and WC. The master bedroom has built in wardrobes which lead through to the en-suite.

Externally, the property enjoys an enclosed rear garden, providing a pleasant and private outdoor space, ideal for relaxing or entertaining. The garden is laid primarily to lawn with a patio area ideal for seating. To the front of the property there is private off road parking available.

### Agent's Note

The property has benefited from recent improvements, including the

installation of a new boiler in 2025, alongside new windows fitted throughout in 2024.

### 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, 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.

### 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 C

### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. 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

///paces.little.absorb

### 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

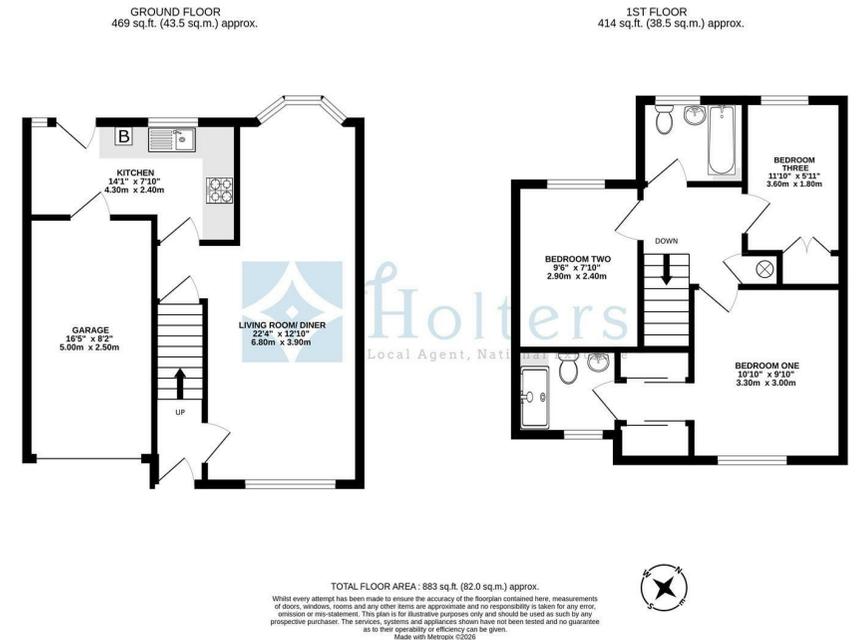
customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally 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.

### 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 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.



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

