



9 James Close, Ludlow, SY8 1UH

Offers in the region of £275,000

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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.

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

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Money Laundering Regulations

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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

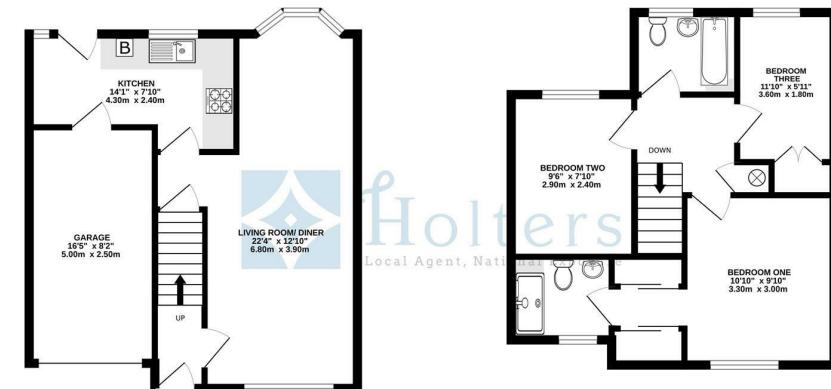
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GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



Holters
Local Agent, National Network



TOTAL FLOOR AREA : 883 sq ft. (82.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(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

