



4 Weeping Cross Lane, Ludlow, SY8 1JH

Offers in the region of £215,000



Holters
Local Agent, National Exposure

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Enjoying a convenient position close to the heart of Ludlow, this well maintained 3 bedroom home offers refreshed accommodation, attractive landscaped gardens, distant countryside views and the benefit of a garage. Ready to move straight into, it presents an excellent opportunity for first time buyers, investors or those seeking a low-maintenance home within walking distance of everyday amenities.

- Mid-Terraced House
- Landscaped Front & Rear Gardens
- Private Residents Car Park
- Ideal First Time Purchase or Buy-to-Let
- 3 Bedrooms
- Distant Views to Front
- Approx. 500 Yards to Town Centre
- Well Maintained Accommodation
- Single Garage
- EPC C

The Property

Introducing No.4 Weeping Cross Lane, which is a well maintained, mid-terrace house, located within the historic town of Ludlow, which is surrounded by glorious Shropshire countryside and positioned close to the Welsh border. Conveniently situated approximately 500 yards from Ludlow's vibrant town centre with its many independently owned shops, eateries and facilities, this attractive home enjoys distant views to the front and benefits from landscaped front and rear gardens, a single garage and access to a private residents' car park.

Built circa late 1970s, No.4 Weeping Cross Lane offers well-proportioned accommodation arranged across two floors. In recent years the property has benefited from the installation of a combination boiler. The owner has also recently redecorated and fitted new flooring throughout, creating a home that is ready to move straight into.

Inside, the accommodation begins with an entrance hall with stairs rising to the first floor. Positioned to the front of the property is the spacious living/dining room, which offers ample space for both living and dining and enjoys a pleasant outlook over the front garden. To the rear, the kitchen

is fitted with a range of wall and base units and has a door leading directly out to the rear garden. On the first floor, the landing area gives way to three bedrooms and the family bathroom. Bedroom one and two are spacious double rooms. The third bedroom is a comfortable single room, which could also lend itself to use as a home office or hobby room

Outside, the property is approached via a pathway leading through the landscaped front garden, which is predominantly paved and gravelled, with established planting and well-defined borders. To the rear, the garden has been thoughtfully landscaped to create an attractive and easily maintained outdoor space, incorporating paved seating areas and planted borders. The garden provides an ideal space for relaxing and entertaining during the warmer months of the year. The property also benefits from access to the private residents' parking area, as well as a single garage.

Overall, No.4 Weeping Cross Lane presents an excellent opportunity to acquire a well maintained home in one of Ludlow's most convenient residential locations. With three bedrooms, attractive gardens, garage and easy

access to the town centre, the property is likely to appeal to first-time buyers, investors or those seeking a low-maintenance home within walking distance of everyday amenities.

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.

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 B.

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

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 1000MB. Interested parties are advised to make their own enquiries.

What3Words

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Agents Note

We are aware that the neighboring property has a right of way over the rear of the garden.

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 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.



