



Holters

Local Agent, National Exposure

8 Fishmore Road, Ludlow, Shropshire, SY8 2LU

Offers in the region of £240,000



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This charming 3 bed semi-detached home which oozes potential is sure to reel you in! Located a short walk from Ludlow's town centre with a garden which will make your neighbours green with envy and picturesque views, this property really is the 'catch of the day'.

Key Features

- Semi-Detached Victorian Cottage
- 3 Bedrooms
- 2 Reception Rooms
- Far Reaching Views
- Large West Facing Garden
- In Need of Refurbishment
- Opportunity to Extend Subject to Planning
- Short Walk to Ludlow Town Centre
- EPC F

The Property

Situated in one of historic Ludlow's favoured addresses, Fishmore Road, this delightful 3 bedroom semi-detached cottage offers a wonderful blend of both town and country living by being conveniently located less than 1 mile from the vibrant high street, supermarkets, schools and rail station, as well as being set in a peaceful position on the eastern outskirts of the town just a mere stones throw away from the beautiful Shropshire countryside. 8 Fishmore Road built circa 1890, presents an exciting opportunity to acquire a delightful property which is in need of refurbishment in the heart of Ludlow.

The entrance hall grants access to both reception rooms and leads to a staircase ascending to the first floor. Entering the living room, one can easily envision cosy evenings by the gas fire, the focal point of this space. Heading back through the entrance hall, the dining room houses an open fire and French doors that open to the flourishing garden, creating an ideal backdrop for your morning cup of tea. The tour proceeds to a hallway featuring a practical storage cupboard, a WC, and access to the porch. Adjacent to the hallway lies the kitchen, spacious enough to accommodate all essential appliances.

Ascending to the first floor, you will discover three bedrooms alongside the family bathroom. The two front bedrooms boast panoramic views of the surrounding hills, offering a scenic backdrop. Imagine awakening to the sound of birds singing and the view of red kites soaring outside your bedroom window. The family bathroom is fitted with a white suite comprising of a bath with a mains shower above, a wash basin and WC.

One of the property's most captivating features is the large west facing garden, extending to 0.12 acres. This enchanting outdoor space offers a perfect blend of tranquillity and natural beauty, providing an ideal setting for outdoor gatherings or simply unwinding amidst the captivating surroundings.

The current accommodation offers ample opportunity for improvement, with the potential for extension, subject to planning permission (see agents note). A new boiler has been installed recently, along with loft insulation.

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 and Green Fair 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 and Heating

We are informed the property is connected to all mains services and has the benefit of gas fired central heating.

Agents Note

Planning was granted in 2008 for a 2 storey extension - Shropshire Council Reference No: SS/1/08/21383/F

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

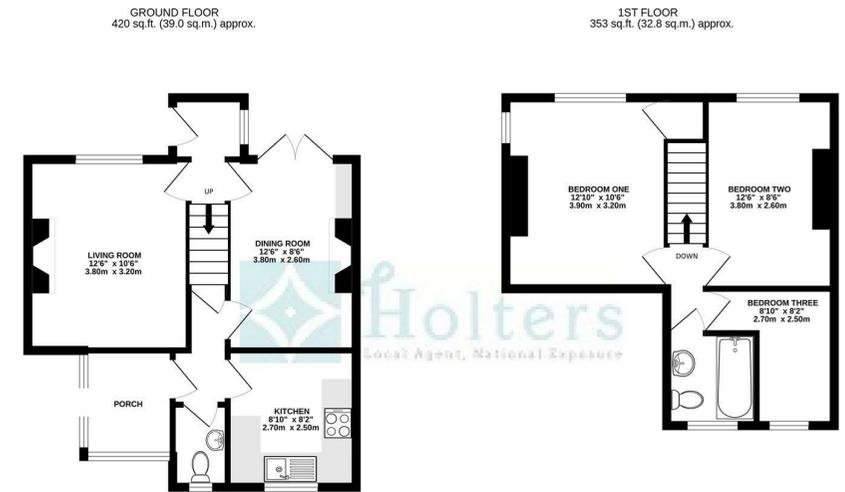
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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 on for the guidance of intended purchasers or les 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 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.



TOTAL FLOOR AREA - 773 sq.ft. (71.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown 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		
(69-80)	C		76
(55-68)	D		
(39-54)	E	33	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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