



**3 Keyse Close, Ludlow, SY8 1UL**

**Offers in the region of £325,000**



**Holters**  
Local Agent, National Exposure

### 3 Keyse Close, Ludlow, SY8 1UL

The keys are waiting for you for 3 Keyse Close! Available with no onward chain, this delightful home is tucked away in a popular residential cul-de-sac, and offers 2 reception rooms, 3 bedrooms, a single garage and an enclosed rear garden.

- Detached Home
- Kitchen and Separate Dining Room
- Detached Garage and Off Road Parking
- EPC D
- Three Double Bedrooms
- No Onward Chain
- Popular Residential Location
- En-Suite to Master Bedroom
- Enclosed Rear Garden
- 1 Mile Walk to Ludlow Town Centre

#### The Property

3 Keyse Close is a spacious and well maintained detached home, set in a tucked away position in a sought after residential area. Benefiting from off road parking and a single garage to the front, this property has plenty to offer.

On entering the property through the front porch, you are welcomed into an entrance hall with stairs rising to the first floor and access to the living spaces and the WC. The living room is a light and inviting space, featuring a window to the front and patio doors leading out to the rear garden. The kitchen is located at the rear of the property and is fitted with a range of matching wall and base units, benefiting from a useful storage cupboard and access to the rear garden. The dining room is a located adjacent to the kitchen at the front of the property.

Heading upstairs, the first-floor landing leads to three bedrooms, all of which are good sized double

rooms and are serviced by a family bathroom fitted with a modern white suite. The main bedroom is a particularly generous double and benefits from its own en-suite shower room, and built in wardrobes.

Outside, the property enjoys off-road parking to the front and a single garage, while to the rear is a private and enclosed garden, providing a safe and pleasant environment for children and pets. The garden offers a great space for outdoor seating, entertaining or relaxation during the warmer months.

Overall, this property is a well maintained detached home in a sought-after residential location, offering comfortable family accommodation within easy reach of Ludlow town centre and its excellent range of 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 D

## Broadband

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

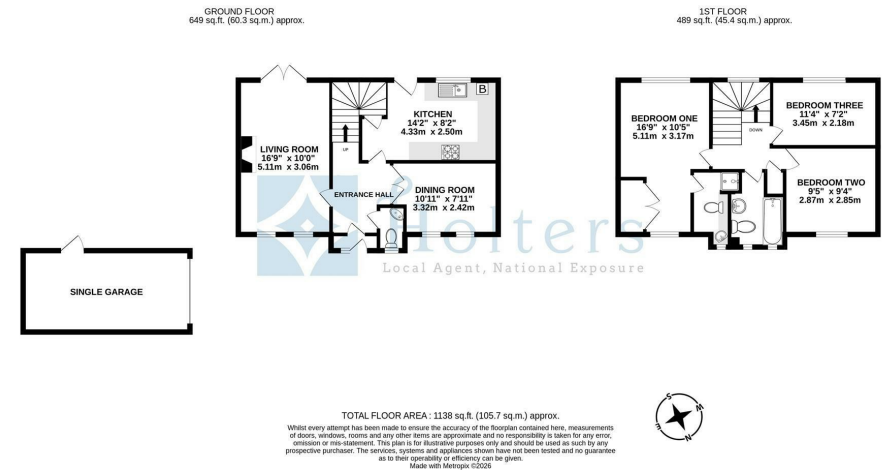
recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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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