



11 Clee View Close, Ludlow, Shropshire, SY8 1TH

Offers in the region of £242,500



Holters
Local Agent, National Exposure

11 Cleve View Close, Ludlow, Shropshire, SY8 1TH

A semi-detached house, offering 3 bedrooms, front & rear gardens, off road parking and a detached garage.

Key Features

- Semi Detached House
- 3 Bedrooms
- Lounge and Kitchen Diner
- Conservatory with Wood-Burning Stove
- Enclosed, West-Facing Rear Garden
- Off Road Parking
- Detached Garage
- Popular Residential Location
- Just 1 Mile from Ludlow Town Centre

The Property

Located on the eastern side of the historic market town of Ludlow you will find this super family home. Situated close to Ludlow primary school, in a popular residential area, this lovely house represents a great opportunity to a range of buyers. Benefiting from off road parking and a very useful garage, the property has UPVC double glazed windows and a low maintenance, but very pretty fore-garden, with a pathway leading to the entrance door.

Inside, the entrance porch provides storage for coats and shoes. Light and airy, the living room is a good space and has a large window to the front to allow lots of natural light. The kitchen diner, with patio doors opening to the conservatory, is a great place for entertaining when the sun is shining. When the sun isn't shining, the conservatory is home to a lovely wood-burning stove. On the first floor you will find 3 bedrooms, all accessed from the landing, which also provides access to the loft space. Completing the accommodation is the bathroom, fitted with a white suite comprising a bath with a shower over, a wash basin and W.C

Outside, as previously mentioned, the property has a tarmac driveway providing parking and a detached single garage. The west-facing rear garden is completely enclosed with well fenced boundaries and has a small patio with the remainder laid to lawn. There is also a timber shed and decking area.

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 B. Charge for 2024/25 is £1,737.24.

Services and Heating

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

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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

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.

Money Laundering Regulations

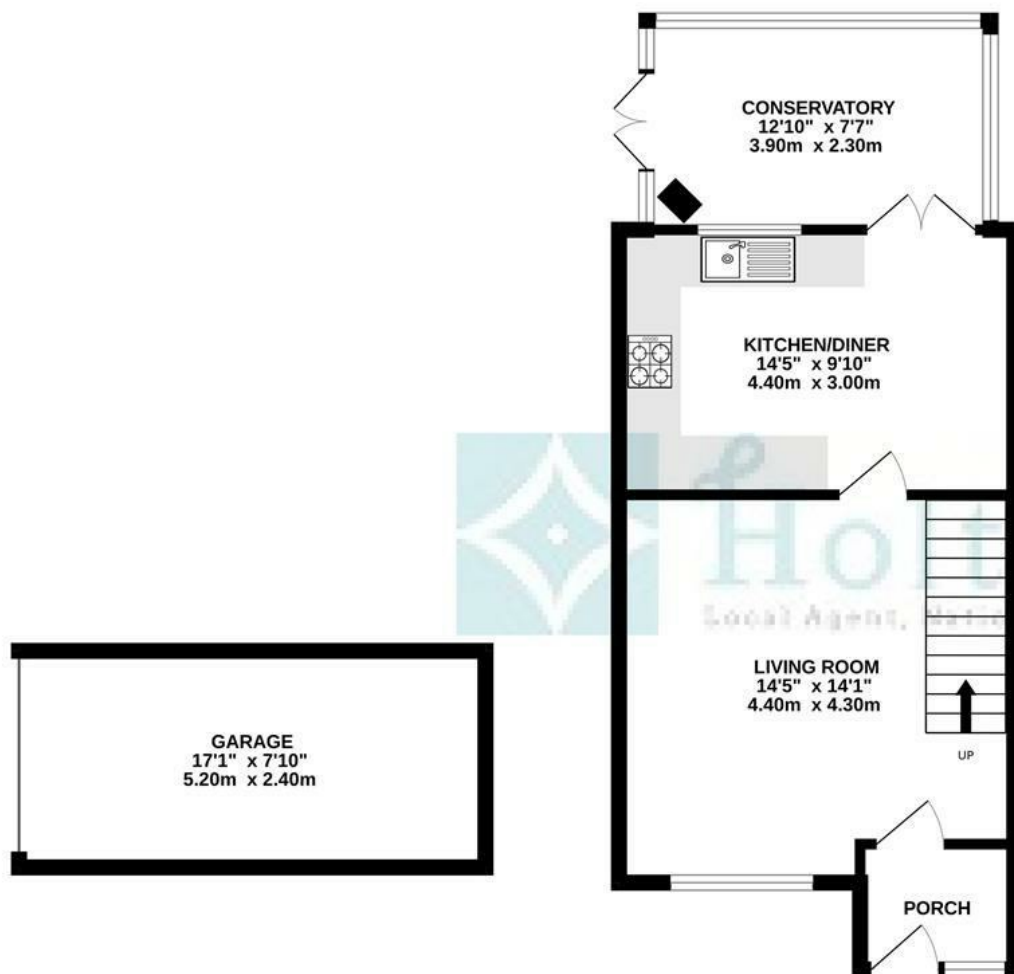
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

Consumer Protection

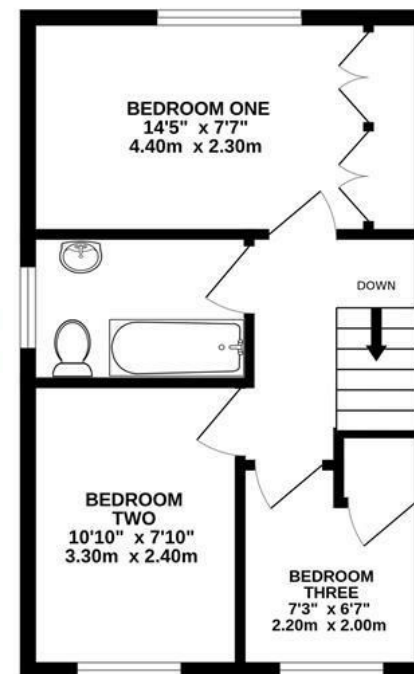
Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute 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 has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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 as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

