



70 Stanton Road, Ludlow, SY8 2PF

Offers in the region of £159,950

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70 Stanton Road is a well maintained one bedroom mid-terrace property offering off-road parking and an enclosed rear garden, all positioned within a popular residential location. Offered to the market with no onward chain, this property presents an ideal opportunity for first-time buyers or buy to let investors.

- One Bedroom
- Enclosed Low Maintenance Rear Garden
- Ideal for First Time Buyers or Buy to Let Investors
- EPC D
- Mid Terrace Property
- Off Road Parking
- Popular Residential Location
- Open Plan Kitchen Living Area
- No Onward Chain
- Approx. 1 Mile Walk to the Town Centre

The Property

Upon entering the property, you are welcomed directly into the open plan living/kitchen area, which forms the heart of the home. This space offers a comfortable living area with ample room for seating, while natural light pours in through the rear patio doors, creating a bright and inviting atmosphere. The kitchen is fitted with a range of wall and base units, along with worktop space and a useful breakfast bar, ideal for dining. The layout works particularly well for modern living, with a seamless flow between cooking, dining and relaxing areas. Stairs rise from the living space to the first floor.

The landing provides access to a generous double bedroom and the bathroom, whilst accommodating the airing cupboard. The bedroom is a well-proportioned double room with built in wardrobes and a

useful storage cupboard, while the bathroom is fitted with a suite comprising a bath with shower over, wash basin and W.C.

Outside, the property benefits from an enclosed rear garden designed with ease of maintenance in mind, providing a private outdoor space to enjoy throughout the year. To the front, there is off-road parking available.

Overall, this is a neatly presented and conveniently located home, offering low maintenance living in a sought-after setting and offers a wonderful opportunity to first time buyers and buy to let investors.

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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band A.

Services

We are informed the property is connected to mains water and drainage.

Heating

The property has the benefit of electric heating.

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
 Telford - 29 miles

What3Words

///probable.whirlpool.comb

Wayleaves, Easements and Rights of Way

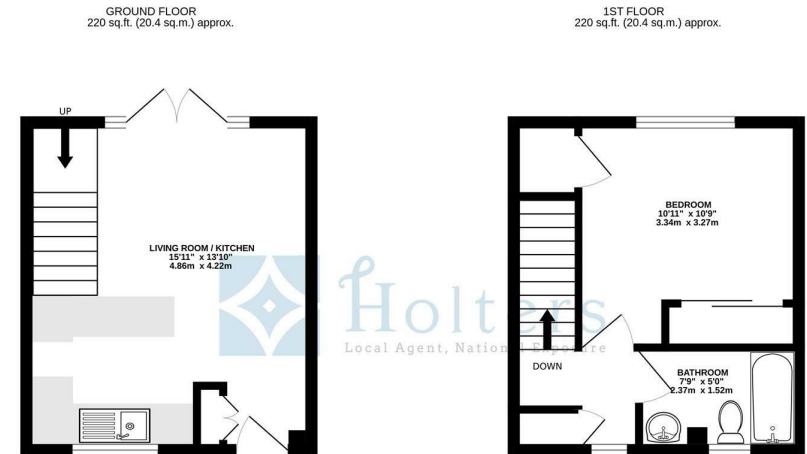
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Consumer Protection

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TOTAL FLOOR AREA - 440 sq.ft. (40.9 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 Metapix (2020)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

