



65 New Street, Ludlow, SY8 2NJ
Offers in the region of £285,000



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Looking for a new home you can move straight into? Take a look at N.65 New Street, which is a fully modernised, immaculately presented, 3 bedroom, semi-detached house, which has off road parking, a garage, a landscaped rear garden and enjoys distant countryside views.

Key Features

- Semi-Detached House
- Fully Modernised
- Immaculately Presented
- 3 Bedrooms
- Newly Built Entrance Hall & W.C
- Attached Garage
- Ample Off Road Parking
- Landscaped Rear Garden
- Distant, Panoramic Views to Rear
- Popular Residential Location

The Property

Introducing No.65 Street, which is an immaculately presented, 3 bedroom, semi-detached house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned towards the northern edge of Ludlow approximately 0.75 miles from the historic town centre with its many independently owned facilities.

Originally built circa 1970 and situated in a popular residential area made up of a number of other similarly aged homes, No.65 New Street has been fully modernised and lovingly maintained by the current owners over recent years. Completely transformed from what was a tired and dated property, the vendors have overseen extensive refurbishment works such as new kitchen and bathroom suites, new central heating system and a boiler, an electrical re-wire, UPVC double glazed windows, external doors, soffits, fascia and barge boards, a newly built garage and electric roller door and the addition of new,

single storey front entrance with W.C, all just to mention a select few. The work does not stop inside, as outside the owners have created additional off road parking on the front driveway and also installed an EV charging point, while to the rear there is a landscaped garden. On top of this already relatively efficient property are fully-owned solar panels.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of an extended entrance hall with stairs rising off to the first floor and a useful storage cupboard underneath, a downstairs W.C and an open-plan lounge/diner, which leads into the kitchen. The living room has a feature electric fireplace, French doors opening out to the rear garden, while the kitchen has plenty of cupboard space, a breakfast bar and integrated appliances. On the first floor, the landing area gives way to the airing cupboard housing the combi boiler, the modern bathroom and all 3 bedrooms. Bedrooms One and Two benefit from built-in wardrobes, while both rear bedrooms enjoy stunning, panoramic views over neighbouring rooftops and towards the distant countryside.

Outside, the sellers have created a gravelled front driveway providing off road parking for 3 vehicles and leads to the attached, re-built garage, which as already mentioned has an electric roller door, EV charging point and rear French doors leading out to the garden. Overall, the landscaped rear garden has well-defined fenced borders, raised beds and

gravelled and lawned sections. A paved patio area adjoining the back of the property poses as the perfect spot to relax, while also having direct access into the lounge/diner and kitchen via French doors.

No.65 New Street could be an ideal dwelling for a variety of buyer types including a family looking for their perfect home, relocating or downsizing purchasers seeking to be closer to the town centre facilities, or first time buyers looking to make that all important first step onto the property ladder. Either way, you can be sure that whoever the lucky new owners are, would have acquired a truly splendid house, ready to move straight into and start proudly calling "home"!

The Town

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 and Ludlow Fringe, so 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.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. 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

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Referral Fees

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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.

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.

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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.



