



19 Potter Close, Ludlow, SY8 1UD

Offers in excess of £199,950



Holters
Local Agent, National Exposure

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A well maintained, mid-terraced house offering 3 good-sized bedrooms, a modern kitchen, designated parking and front and rear gardens, approximately 1 mile from Ludlow town centre.

Key Features

- Mid-Terraced House
- 3 Good-Sized Bedrooms
- Open-Plan Lounge Diner
- Modern Kitchen
- Well Maintained Accommodation
- Low Maintenance Rear Garden
- Designated Parking
- Popular Residential Location
- Approx. 1 Mile from Town Centre

The Property

No.19 Potter Close is a well maintained, mid-terraced 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 on the edge of Ludlow approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built circa 1970s and tucked-away in a popular cul-de-sac made up of a number of other similarly aged homes, No.19 Potter Close has been lovingly maintained by the current owners over recent years and offers deceptively spacious accommodation with 3 good-sized bedrooms, an open-plan lounge diner, 1 bathroom and a further W.C. The property has UPVC double glazed windows and external doors, while

outside there is designated parking, a lawned front garden and a low maintenance rear garden.

Inside, the accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, the L-shaped lounge-diner with French doors opening out to the rear garden, the modern kitchen, a downstairs W.C, plenty of storage including a useful store/utility, a further cupboard and an understairs cupboard. On the first floor, a landing area gives way to the 3 sizeable bedrooms, an airing cupboard housing the boiler, the bathroom and a large cupboard, which could be made part of the bathroom, or possibly converted into a private ensuite, subject to all necessary permissions.

Outside, there is designated parking for 1 vehicle, along with plenty of unrestricted on street parking. There is a largely lawned front garden, as well as a useful store, whilst to the rear there is a low maintenance, gravelled rear garden, which has planted beds, well-defined fenced borders and a back gate allowing access.

No.19 Potter Close could be an ideal property for a variety of buyer types including first time purchasers

looking to make that all important first step onto the ladder, families upsizing for more space or even downsizing and seeking to be closer to everyday essentials and facilities, or possibly buy-to-let investors searching for a budding investment opportunity.

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 & Service Charge

Shropshire Council - Band B. The seller informs us that a management fee for ground maintenance of £16.55 is paid monthly (as of Dec 25).

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

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

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,

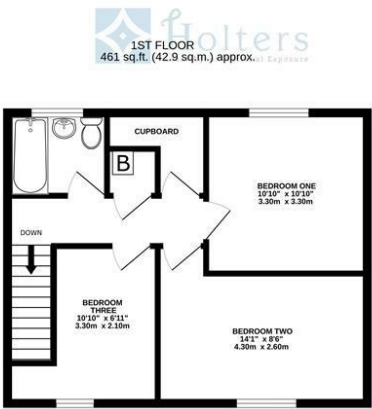
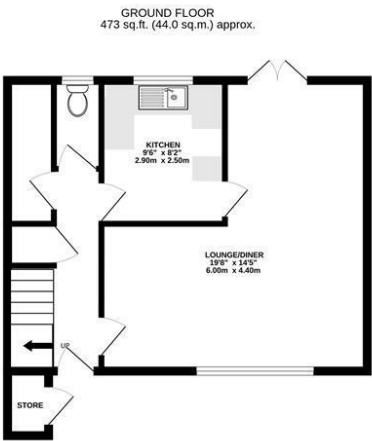
we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports 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 vendor 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: 935 sq.ft. (86.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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.
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