



Holters

Local Agent, National Exposure

**3 Market Street, Craven Arms, SY7 9NN**

**Offers in the region of £139,950**



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### 3 Market Street, Craven Arms, SY7 9NN

3 Market Street is a delightful two bedroom and two reception room, mid-terrace house. Ideal for first-time buyers or buy-to-let investors, this property awaits your viewing and is available with no upward chain.

#### Key Features

- Mid-Terrace House
- Well Maintained Accommodation
- 2 Double Bedrooms
- 2 Reception Rooms
- Town Centre Location
- Period Features
- Available with No Onward Chain
- EPC E

#### The Property

Don't miss out on the opportunity to make this charming mid-terrace house your new home. With its two bedrooms, two reception rooms and a prime location on Market Street, this property offers the perfect blend of comfort and convenience. Located in the heart of Craven Arms, you'll have easy access to local amenities, shops, and eateries, ensuring that everything you need is just a stone's throw away. The vibrant community and friendly neighbours make this area a wonderful place to settle down and create lasting memories.

When entering the property, you're greeted by the entrance hall with stairs leading to the first floor and giving access to the dining room/lounge. This space is both inviting and bright, bathed in natural light from the expansive window, while fitted blinds ensure privacy. Continuing through to the second reception room which benefits from a

useful under stairs cupboard and feature fireplace. Next on the tour is the kitchen fitted with a matching range of wall and base units with an integrated electric oven, hob and space and plumbing for a washing machine and dryer.

On the first floor, the landing gives access to two good sized bedrooms, with the front bedroom also having the benefit of an additional storage cupboard. Completing the internal accommodation is the bathroom which is appointed with a white suite comprising a wash basin, W.C and bath with mains shower over.

There is also rear access to the property via a gated shared alleyway.

Overall, 3 Market Street could be an ideal dwelling for a variety of buyer types including first time buyers looking to make that all important first step onto the property ladder, or a buy to let investor looking to acquire a great opportunity.

#### The Location

Described as the 'Gateway to the Marches' Craven Arms is located on the A49 and is found within the encompassing Shropshire Hills, historic manor houses, fortified castles and beautiful countryside. Offering a good range of facilities

including a supermarket, doctors surgery, banks, Post office, petrol station, butchers, bakery and its own array of independent shops Craven Arms offers everything you will need for day to day living. The town also benefits from the Welsh Marches railway line and station, with regular trains throughout the day leading north to the county town of Shrewsbury and South to the medieval town of Ludlow and beyond. For lovers of the outdoors Craven Arms is a haven for nature enthusiasts and those of an active disposition, surrounded by stunning scenic countryside with rolling hill tops as far as the eye can see the town and nearby surroundings are popular with walkers and cyclists with a variety of recreational and activity centres within the area.

The historic tourist town of Ludlow is an architectural gem with a stunning array of Tudor, Georgian and Victorian properties. A gastronomic centre, Ludlow plays host to the annual food festival which attracts 20,000 visitors to the town. It is also home to a wonderful array of eating establishments and is part of the slow food movement.

A little further afield you will find Church Stretton, also known as 'little



Switzerland' this neighbouring town is nestled at the foot of Shropshire Hills and enjoys direct access to over 20 square miles of National Trust land known as the Long Mynd.

21 miles north Shrewsbury, the birth place of Charles Darwin, is a vibrant and lively town with a very cosmopolitan yet traditional atmosphere. The town's 660 listed buildings are complimented by a host of trendy and sophisticated bars and restaurants, the medieval streets do however still retain many classic public houses and dining establishments. Built on the River Severn the town hosts the annual Shrewsbury Flower Show which is one of the largest and oldest horticultural shows in the country attracting over 100,000 visitors. Home to 4 shopping centres, 2 significant retail parks and countless independent retailers the town is an excellent place to enjoy some retail therapy.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Shropshire Council - Band A

**Services & Heating**

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

**Nearest Towns/Cities**

- Ludlow - 9 miles
- Church Stretton - 8 miles
- Clun - 9 miles
- Shrewsbury - 21 miles
- Much Wenlock - 17 miles

Bridgnorth - 20 miles  
Telford - 25 miles

**Money Laundering Regulations**

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

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 -  
Holders 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 Holders 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			80
(69-80) C			
(55-68) D		53	
(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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