



3 Maple Close, Ludlow, Shropshire, SY8 2PT

Offers in the region of £140,000



Holters
Local Agent, National Exposure

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A mid-terraced house requiring refurbishment, located approx. 1 mile from Ludlow town centre, offering no upward chain, 2 bedrooms, front & rear gardens and a garage with driveway providing off road parking. Perfect for budding investors or first time buyers looking to make that all important first step onto the property ladder.

Key Features

- Mid-Terraced House
- 2 Bedrooms
- In Need of Refurbishment | Sold As Seen
- Modern Bathroom
- Recently Installed Combi Boiler
- UPVC Double Glazed Windows
- Front & Rear Gardens
- Available with No Upward Chain
- Garage & Off Road Parking
- Approx. 1 Mile from Ludlow Town Centre

The Property

No.3 Maple Close is a 2 bedroom, mid-terraced house, located approximately 1 mile from Ludlow town centre. Requiring refurbishment, the property could be an ideal investment or first time purchase.

Available with no upward chain, the house is located within a popular residential cul-de-sac and offers front and rear gardens and a garage with driveway providing off road parking.

Inside, the accommodation spans across 2 floors. On the ground floor there is a small entrance lobby, living room with feature fireplace, an understair storage cupboard and a kitchen which has a door opening out to the rear garden. On the first floor, a landing area gives way to the modern

bathroom, the 2 good-sized bedrooms and the airing cupboard housing the relatively new combi boiler. The property also has the benefit of UPVC double glazed windows.

Outside, the property features a lawned front garden, while to the rear there is a mainly paved, west facing garden, which has well-defined fenced borders and a passageway/gate provided rear access. The garage is located beyond the adjoining property to the left of the house and has a driveway providing private off road parking for a couple of vehicles.

The Location

Ludlow is a historic market town located in South Shropshire. There are many reasons why you might want to live in Ludlow:

Beautiful surroundings: Ludlow is situated in a picturesque part of the country, surrounded by rolling hills and countryside. The town itself is located in a valley alongside the River Teme, and there are plenty of opportunities for outdoor activities such as walking, cycling, and fishing.

History and culture: Ludlow is a town steeped in history, with a number of historic buildings and landmarks that are worth exploring, such as Ludlow Castle and St Laurence's Church. The

town is also famous for its food and drink, with a number of excellent restaurants and pubs that serve locally sourced produce.

Community: Ludlow has a strong sense of community, with a range of local events and activities throughout the year that bring people together. There are also a number of community groups and organisations that support local residents.

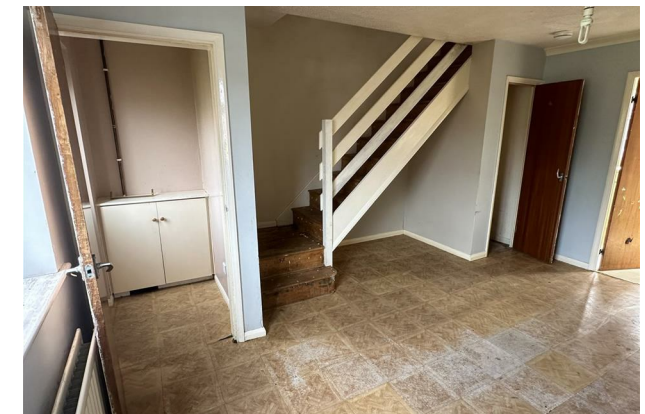
Education: Ludlow has a number of excellent schools, including primary schools, secondary schools, and a sixth form college. There are also a range of further education and training opportunities available in the area.

Location: Despite its rural location, Ludlow is well-connected to other parts of the country. The town is located close to the M5 and M6 motorways, and there are regular train services to Birmingham, Manchester, and London.

Overall, Ludlow is a beautiful and welcoming town with plenty to offer both residents and visitors.

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 A. Charge for 2024/25 is £1,489.07.

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

What3words

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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. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

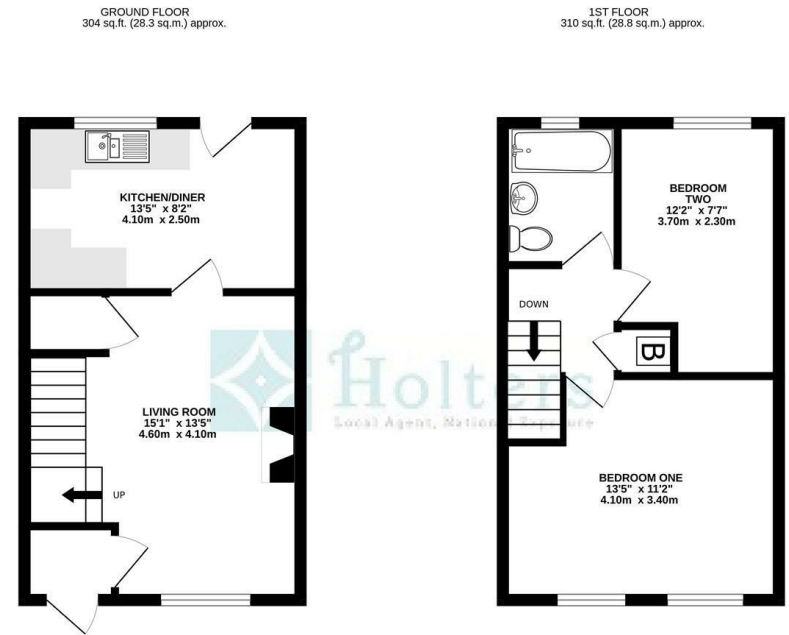
Wayleaves, Easements and Rights of Way

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 - 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any 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 Metropia 02024.

