



**25 Baker Close, Ludlow, Shropshire, SY8 1XJ**

**Offers in the region of £269,500**



## 25 Baker Close, Ludlow, Shropshire, SY8 1XJ

Even the programme The Great British Bake Off would struggle to be as popular as this property. This tasty 3 bedroom semi-detached home is sure to cook up a storm of interest. \*Video Tour Available\*

### Key Features

- Semi-Detached Home
- 3 Bedrooms
- Open Plan Kitchen Diner
- Light Conservatory
- Family Bathroom & En-Suite to Master
- Off-Road Parking
- Enclosed Rear Garden
- No Onward Chain
- EPC C

### The Property

Introducing 25 Baker Close, which is a well presented, 3 bed semi-detached family home, situated within a popular residential area of the historic South Shropshire town of Ludlow.

Upon entering the property, you are greeted by the spacious kitchen diner, which provides the perfect space for entertaining guests. The kitchen features modern wall and base units, with an integrated induction hob, dishwasher, and electric oven, with ample workspace for culinary enthusiasts. There is a useful storage cupboard available, which would make a wonderful cloakroom or even a pantry. Continuing through to the living room this welcoming space benefits from a gas fireplace and stairs rising to the first floor. There is wooden flooring throughout the ground floor. A delightful

conservatory provides an idyllic spot to enjoy natural light and patio doors lead you to the beautiful rear garden.

Ascending to the first floor, the property unveils three bedrooms. The master bedroom is equipped with a built-in wardrobe, providing ample storage, and also benefits from an en-suite. The family bathroom is fitted with a champagne coloured suite which comprises of a bath, a wash basin, and a WC.

Outside, the enclosed rear garden is a perfect blend of tranquillity and natural beauty, providing an ideal setting for outdoor gatherings or simply unwinding. The well maintained garden is largely laid to lawn with a patio area and flowered beds. There is side access to the front of the property where you will find off road parking for up to 3 vehicles.

Overall, 25 Baker Close is sure to be suitable for a variety of buyers, so please call us today to register your interest and arrange a viewing. One thing is for certain, whoever the lucky new owners are, would have acquired a wonderful house, simply ready to move straight into and start calling "home"!

### 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.

### Services

We are informed the property is connected to all mains services.



### Heating

The property has the benefit of gas fired central heating.

### 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.

### Council Tax

Shropshire Council Band C

### 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

### Wayleaves, Easements and Rights of Way

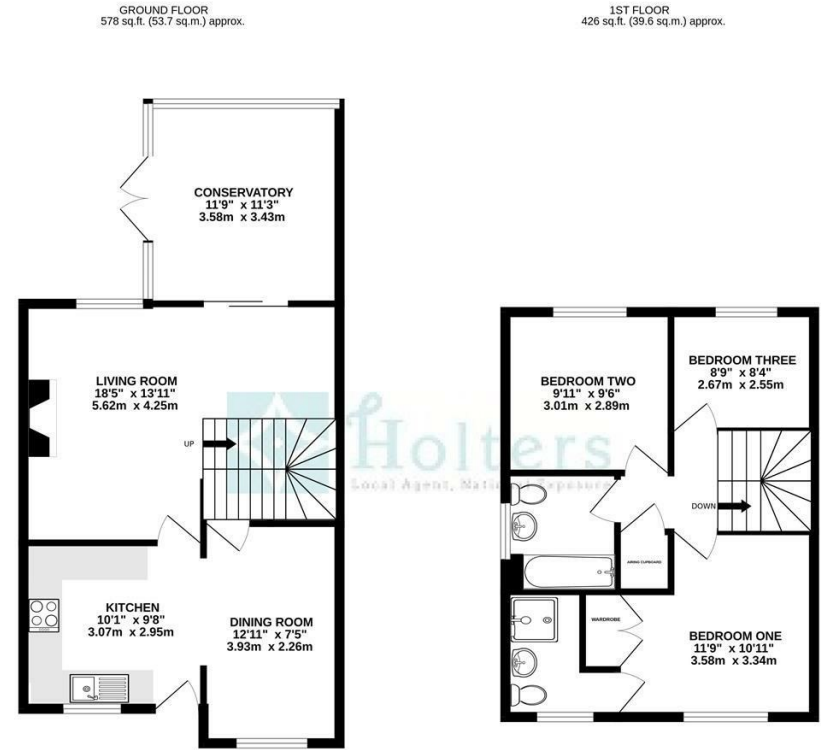
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

### Money Laundering Regulations

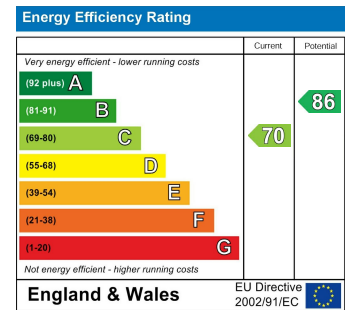
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

### 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.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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