



 **Holters**
Local Agent, National Exposure

24 Dahn Drive, Ludlow, Shropshire, SY8 1XZ

Offers in the region of £180,000

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ATTENTION - First time buyers and buy to let investors... this could be the property for you! This charming 2 bedroom mid-terrace house located in a popular residential area of Ludlow is available for viewings now.

Key Features

- Well Maintained Mid Terrace House
- 2 Bedrooms
- Good Size Living Room
- Enclosed Rear Garden
- Off Road Parking
- Popular Residential Location
- 1 Mile Walk to Ludlow Town Centre
- EPC C

The Property

24 Dahn Drive is situated in a popular residential area, just one mile from Ludlow's historic and bustling town centre. This well maintained, mid terrace, 2 bedroom property offers off road parking and a good size rear garden.

When entering the property you are greeted by the entrance hall which has a useful W.C to the right, followed by a staircase leading to the first floor, and to your left is the kitchen. The kitchen is fitted with a range of wall and base units with an integrated electric oven and gas hob, with space for a fridge freezer and plumbing for a washing machine. Directly in front of you from the hallway, is the living room which

benefits from patio doors leading out to the enclosed rear garden, creating a lovely light space. On the first floor, there are two bedrooms, with the front bedroom benefiting from a built in double wardrobe. There is further storage located on the landing with a useful airing cupboard and there is also generous attic space. Completing the internal accommodation is the bathroom which has a white suite comprising a wash basin, W.C and panelled bath with a mains shower over.

Outside, to the front of the property, there is an allocated off road parking space, and to the rear is an enclosed garden that has well defined fenced borders. The rear garden has a patio area which creates a lovely space to entertain guests and has a raised lawn with flowered beds and shrubs. Overall, number 24 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 property.

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 townfolk 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.



Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B

Heating

The property has the benefit of gas fired central heating.

Services

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

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 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

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

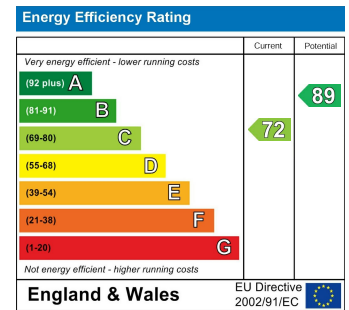
all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee 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 - 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 on for the guidance of intended purchasers or les and do not constitute part of an offer or cont 2. All descriptions, dimensions, reference to condition and necessary permissions for use a occupation, and other details are given witho responsibility and any intending purchasers c tenants should not rely on them as statement representations of fact but must satisfy themselves by inspection or otherwise as to tl correctness of each term of them. 3. The vend or lessors do not make or give, and neither dc Holters for themselves nor any person in thei employment have any authority to make or g any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 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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