



Holters
Local Agent, National Exposure

23 Maple Close, Ludlow, Shropshire, SY8 2PT

Offers in the region of £239,950



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A DELIGHTFUL FAMILY HOME! This well presented, 3 bedroom, semi-detached house is located within popular Maple Close and has front and rear gardens, off road parking and is available with no upward chain.

Key Features

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Well Presented Accommodation
- Front & Rear Gardens
- Off Road Parking
- Available with No Upward Chain
- Popular, Residential Location
- Approx. 1 Mile from Town Centre

The Property

No.23 Maple Close is a semi-detached house, located within a popular residential cul-de-sac approximately 1 mile from Ludlow's vibrant town centre.

Available with no upward chain and built circa mid-1980's, this well presented property offers 3 bedrooms, 2 reception rooms, sizeable front and rear gardens and a driveway providing off road parking.

Inside, the accommodation spans across 2 floors. On the ground floor there is an entrance hall with a useful W.C off, a living room with stairs rising off to the first floor and an open-plan kitchen/diner which has a door and further patio doors opening out to the rear garden. On the first floor, a landing area gives way to the modern bathroom, the 3 bedrooms and the airing cupboard housing the combi boiler. Both bedrooms one and

two have built-in wardrobes. The property also has the benefit of UPVC double glazed windows and external doors.

Outside, to the front of the property is a lawned garden as well as a tarmac driveway providing private off road parking for a couple of vehicles. Additional parking on the front garden could be created if required. The rear garden is worthy of particular note and has a paved patio area immediately at the back of the house, while next to the rear boundary is a raised, decked seating area. Both areas pose as the perfect spots to relax/entertain within the warmer months of the year. In addition, there is a lawned section, a useful garden shed and well-defined fenced borders. A side gate allows access to the side parking area and frontage.

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 and there are regular train services to Birmingham, Manchester and London.

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

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 B. Charge for 2024/25 is £1,737.24

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.

What3Words

bunkers.organist.round

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.

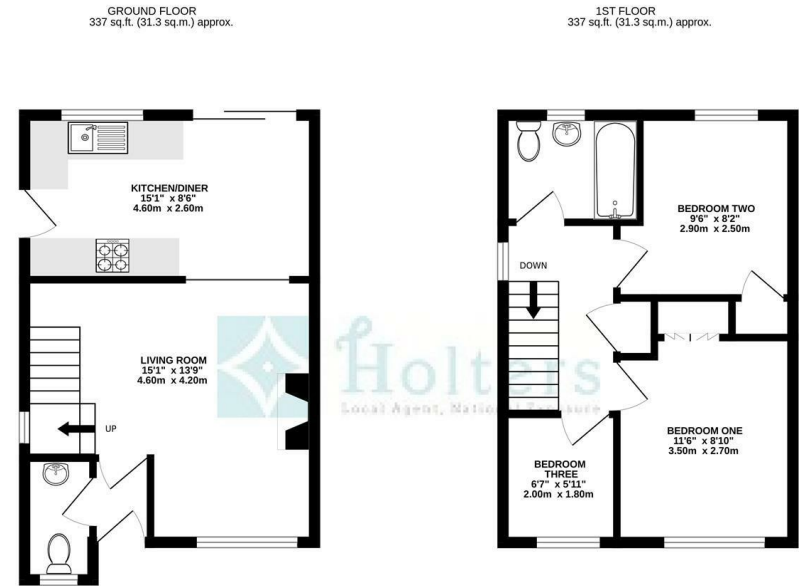
Money Laundering Regulations

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 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: 674 sq.ft. (62.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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.
 Made with Metropix 02/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(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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