



Holters

15 Hayton View, Ludlow, Shropshire, SY8 2NU

Offers in the region of £235,000



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Local Agent, National Exposure

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A SOUGHT AFTER LOCATION AND A CORNER PLOT POSITION. 15 Hayton View is a 3 bedroom, semi-detached bungalow in need of some modernisation and positioned in a popular cul-de-sac, offering sizeable gardens, off road parking, a garage and no upward chain!

Key Features

- Semi-Detached Bungalow
- 3 Bedrooms
- Available with No Upward Chain
- Well Maintained but Requiring Some Modernisation
- Good-Sized Front, Side & Rear Gardens
- Corner Plot Position
- Off Road Parking
- Garage
- Popular Cul-De-Sac Location

The Property

Introducing 15 Hayton View, which is a semi-detached bungalow situated within a popular residential cul-de-sac, just north of historic Ludlow town centre.

Lovingly maintained, but now requiring some modernisation, this delightful property offers 3 bedrooms, 1 reception room, 1 bathroom, a kitchen and a garage. Located in a corner plot position, the bungalow benefits from sizeable front, side and rear gardens, as well as a driveway providing off road parking for a number of vehicles.

Inside, the accommodation is made up of an L-shaped hallway with separate doors opening into the kitchen, the living room, the modern bathroom which includes under floor heating, all 3 bedrooms and a useful

cupboard housing the relatively new combi boiler. Bedroom three has French doors and could be used as a second reception room if preferred, while bedrooms one and two benefit from built-in wardrobes. A door from the kitchen opens to a covered side passage, which provides access into the garage and front and rear gardens.

Outside, at the front of the property there is a driveway allowing off road parking for a least 2 vehicles with potential to create more if required. The front garden is lawned with a variety of mature shrubs, specimen trees and flowered beds. The good-sized rear garden is much the same and largely laid to lawn with a variety of mature shrubs and specimen trees and flowered borders. There are well-defined fenced and hedged boundaries, a sun-trap summer house and a paved patio area adjoining the back of the bungalow which is a pleasant spot to relax in the warmer months.

Available with no upward chain, 15 Hayton View is suitable for a variety of buyers including those relocating to be near to the town centre facilities or perhaps first time buyers looking to take their first steps onto the property ladder. Either way, the lucky new owners will acquire a

delightful home with plenty of potential in a sought after location.

The Location

The historic market town, with its ancient castle and medieval street plan is a throwback to 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.



Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C. Charge for 2024/25 is £1,985.42.

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 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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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.

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.

GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.
Whilst 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		64	
(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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