



5 Lacy Road, Ludlow, Shropshire, SY8 2NS

Offers in the region of £195,000



Holters
Local Agent, National Exposure

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A GOOD-SIZED GARDEN AND STUNNING COUNTRYSIDE VIEWS! 5 Lacy Road offers both of these, along with 3 bedrooms and 2 reception rooms, while also being approx. 1 mile from Ludlow town centre.

Key Features

- Mid-Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Good-Sized Rear Garden
- Courtyard Front Garden
- Distant Countryside Views from First Floor
- Gas Fired Central Heating & UPVC Double Glazing
- Popular, Residential Location
- Approx. 1 Mile from Town Centre

The Property

No.5 Lacy Road is a deceptively spacious, mid-terraced house, found within in a popular residential location approximately 1 mile from Ludlow's vibrant town centre.

Built circa late-1960's, the property offers 3 bedrooms, 2 reception rooms, 1 bathroom, a courtyard frontage and a good-sized rear garden. From the first floor, distant countryside views to the rear are enjoyed. Similar to neighbouring properties, the house could also be enlarged via a loft conversion or a rear extension, subject to all necessary permissions.

Inside, the accommodation spans across 2 floors. On the ground floor there is an entrance hall, a kitchen diner with space for a dining table and chairs and stairs rising off to the first

floor, a living room and a conservatory, which subsequently leads out to the rear garden. On the first floor, a landing area gives way to the bathroom, the 3 bedrooms and the airing cupboard housing the boiler. A relatively efficient house to heat, the property has the benefit of UPVC double glazed windows and gas fired central heating.

Outside, to the front of the property is a largely gravelled courtyard garden with fenced borders. A paved path leads from the entrance gate to the front porch and door. The sizeable rear garden is split into 2 sections with the front section mainly paved and gravelled and an ideal spot to relax/entertain on within the warmer months. The bottom half of the rear garden is largely laid to lawn. Overall the rear garden has well-defined fenced and hedged borders as well as a glazed greenhouse. Out front on Lacy Road there is unrestricted, on street parking available on a first come, first served basis.

The Town

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.

Heating

The property has the benefit of gas fired central heating.

Services

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

Tenure

We are informed the property is of freehold tenure.



Council Tax

Shropshire Council - Band B. Charge for 2024/25 is £1,737.24

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

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.

What3Words

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Money Laundering Regulations

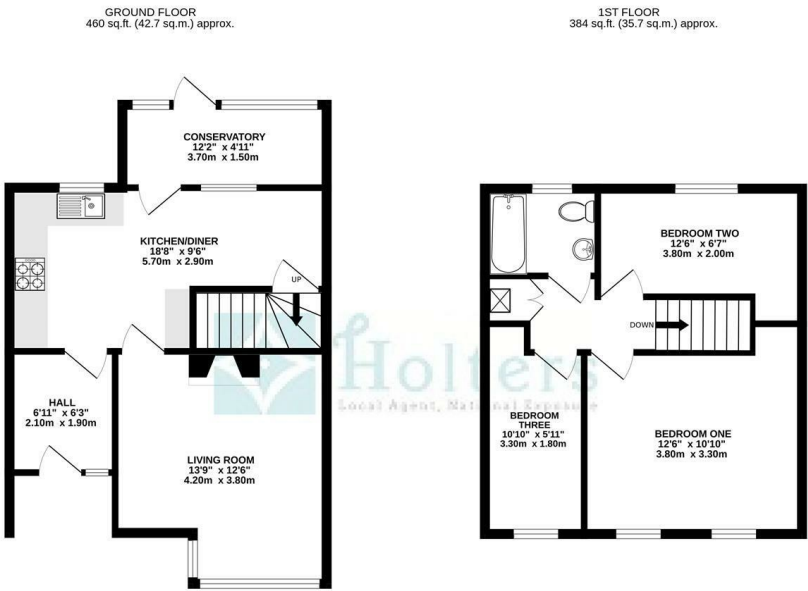
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

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

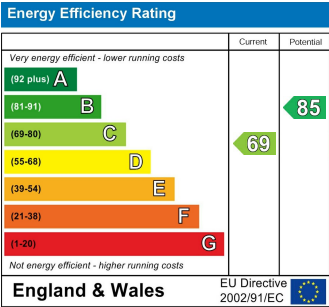
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Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part 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 : 844 sq.ft. (78.4 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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