



Holters

Local Agent, National Exposure

56, Hucklemarsh Road, Ludlow, SY8 2PW

Offers in the region of £285,000



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JUST SEE WHAT THIS UNIQUE PROPERTY HAS ON OFFER! This immaculately presented, end-of-terrace house offers 2 double bedrooms, landscaped gardens, stunning views, off road parking, a converted former garage, a detached garden studio/office, as well as a self-contained, 1 bedroom annexe.

Key Features

- End-Terraced House
- Immaculately Presented Accommodation
- 2 Double Bedrooms
- 1 Bedroom, Self-Contained Annexe
- Ideal for Multi-Generational Living
- Landscaped, Low Maintenance Front & Rear Gardens
- Converted Garage to Hobby/Store Room
- Detached, Garden Office/Studio
- Private Off Road Parking
- Far Reaching, Countryside Views to Rear
- Popular Residential Location

The Property

Introducing 56 Hucklemarsh Road, which is a modern, immaculately presented, end-terraced house situated within a popular residential cul-de-sac, just north of historic Ludlow town centre.

Vastly improved and lovingly maintained by the current owner, this unique property spans across 3 floors and offers versatile accommodation made up of 2 double bedrooms and a bathroom on the first floor, while on the ground floor is an entrance lobby, living room and kitchen. The lower ground floor accommodation is where this property really does offer a point of difference, as there is a stunning, 1 bedroom, self-contained annexe, which presents the real possibility of multi-generational living. The list of

accommodation does not finish inside either as outside the garage has been converted into a hobby room (5.0m L x 2.4m W) and poses a useful storage space at the very least, while within the rear garden is a detached home office/studio (3.0m L x 1.6m W). Accessed off the kitchen is a rear balcony where far-reaching countryside views over neighbouring rooftops can be enjoyed.

This fabulous property is finished to an extremely high standard both inside and outside and includes UPVC double glazed windows and external doors, solid wood kitchen cabinets and worktops over along with integrated appliances, a luxurious bathroom, fitted wardrobes in both bedrooms and a gas fired combination boiler all just to mention a select few. The annexe itself has an open-plan kitchen/living room with a double bedroom and en-suite shower room off.

Outside, a tarmaced driveway provides private off road parking for 2 vehicles. The frontage is largely paved and steps leads down from the parking area to the front door, where access to the hobby room is also gained. A side gate and paved path leads to the landscaped rear garden, which has well-defined fenced boundaries, raised flower beds, an artificial lawn for ease of maintenance and a paved

patio area, which like the balcony area, poses as an ideal spot to relax within the warmer months of the year.

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.



Tenure

We are informed the property is of freehold tenure.

Services

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

Heating

The property has the benefit of gas fired central heating.

Council Tax

Shropshire Council - Band B.

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
- Telford - 29 miles

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

herring.trinkets.plot

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

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 vendors 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.



