



Holters

Local Agent, National Exposure

Cambrai, Sheet Road, Ludlow, SY8 1LH

Offers in the region of £325,000



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WITH PANORAMIC, COUNTRYSIDE VIEWS AND SET WITHIN APPROX. 1/3 OF AN ACRE! This deceptively spacious bungalow offers 2 double bedrooms, 2 reception rooms, no upward chain, large gardens, a detached garage, ample parking and plenty of opportunity to extend if required.

Key Features

- Detached Bungalow
- Well Maintained & Spacious Accommodation
- 2 Double Bedrooms & 2 Reception Rooms
- Large Gardens
- Set Within Approx. 1/3 of an Acre Plot
- Driveway Providing Ample Off Road Parking
- Detached Garage/Workshop and Carport
- Panoramic, Countryside Views to Front
- Approx. 1/2 a Mile from Ludlow Centre
- Available with No Upward Chain

The Property

Introducing Cambrai, which is a uniquely designed, well presented, detached bungalow, available with no upward chain and located within the historic town of Ludlow, which is surrounded by glorious Shropshire countryside, near to the Welsh border.

Built circa mid-1950s on a sizeable plot stretching to approximately 1/3 of an acre, Cambrai offers 2 double bedrooms, 2 reception rooms and 1 bathroom. The property is conveniently located approximately 1/2 a mile from Ludlow's vibrant town centre with its many

independently owned shops and facilities and enjoys beautiful countryside views to the front. There is a detached garage and carport, off road parking for numerous vehicles and expansive, largely lawned gardens. Lovingly maintained by the current owner over the past 2 decades, Cambrai also benefits UPVC double glazed windows and external doors and has previously had planning permission for the addition of a rear extension to create a new master bedroom with en-suite. This planning has now lapsed.

Inside, the deceptively spacious accommodation is made up of an entrance porch, L-shaped hallway, a living room with a feature fireplace, kitchen/diner with plenty of cupboard space, rear garden room complete with a self-cleaning glass roof, the 2 double bedrooms, a dressing area and the bathroom.

Outside, there is a gravelled driveway providing ample off road parking, which leads to a good-sized, detached garage/workshop and adjoining carport. To the rear of the garage is a storage shed. The large gardens are worthy of particular note and overall are mainly laid to lawn and perfect for horticultural enthusiasts to get their green fingers stuck into! The

south-west facing front garden poses as a perfect spot to relax within the warmer months of the year while enjoying the stunning views over the town and distant countryside.

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.

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 E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

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

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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

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.

GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



