



Holters

Local Agent, National Exposure

13 Elm Walk, Ludlow, SY8 2LX

Offers in the region of £185,000



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An end-of-terrace house located within a popular residential area offering 2 double bedrooms, front & rear gardens, off road parking, a garage, no upward chain and distant countryside views.

Key Features

- End-Terrace House
- 2 Double Bedrooms
- Front & Rear Gardens
- Detached Garage
- Off Road Parking
- Distant Countryside Views to Rear
- Available with No Upward Chain
- Approx. 1 Mile to Ludlow Town Centre
- Located in a Popular Residential Area

The Property

13 Elm Walk is situated in a popular residential area of Ludlow, just a short walk to local amenities and is approximately 1 mile from Ludlow's vibrant town centre. Well maintained by the current owner over many years, this end-terraced property now requires modernisation within certain areas and is available with no upward chain and presents an exciting opportunity for first time buyers, downsizing purchasers, investors, or a small family to create their ideal home.

When entering the property, you are firstly greeted by the entrance hall with a doorway leading to the living room. The good-sized living room has a gas fire, a useful under stairs storage cupboard and stairs rising off to the first floor accommodation. This follows into the the kitchen diner at

the rear, which is fitted with a range of wall and base units, has space for a small dining table and enjoys a lovely outlook to the rear garden. Upstairs, a small landing area leads to 2 double bedrooms, an airing cupboard and a family bathroom. Bedroom one benefits from fitted wardrobes, whilst bedroom two enjoys distant countryside views. The bathroom is fitted with a wash basin, W.C and bath with shower over. The property also benefits from double-glazed windows and external doors, a relatively new 'Worcester' combi boiler, while a loft space provides helpful storage.

Outside, the property features a two-tiered rear garden, which has fenced and walled boundaries, a lawned garden and adjoining gravelled courtyard area, posing as a pleasant spot to relax/entertain whilst enjoying the distant views. A back gate allows access in and out of the rear garden and is located next to the detached single garage and off-road parking space. The front garden is largely laid to lawn along with paved steps which leads down to the front entrance door and side wooden gate.

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 A.

Broadband

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

What3Words

galloped.jaundice.speak

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

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

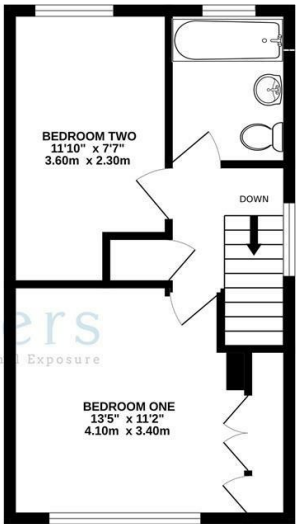
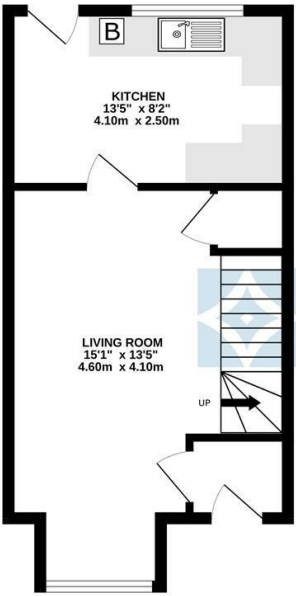
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
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.

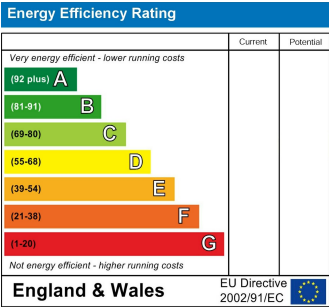
GROUND FLOOR

1ST FLOOR



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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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