



25 Livesey Avenue, Ludlow, SY8 1HN

Offers in the region of £230,000



Holters
Local Agent, National Exposure

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No.25 Livesey Avenue is an beautifully presented, 3 bedroom, semi-detached home located in a popular cul-de-sac within the historic town of Ludlow. This property could be perfect for first time buyers, a family or a buy to let investor, so make sure you get in touch and arrange your viewing. ***VIDEO TOUR AVAILABLE***

Key Features

- Semi-Detached House
- 3 Bedrooms
- Modern Kitchen
- Beautifully Presented
- Accommodation
- Low Maintenance, South-East Facing Garden
- Driveway with Ample Off Road Parking
- UPVC Windows and External Doors
- Popular Cul-De-Sac Location
- Approx. 1 Mile To Ludlow Town Centre
- EPC C

The Property

Introducing No.25 Livesey Avenue, which is a beautifully presented, semi-detached house, located within the historic town of Ludlow, which is surrounded by glorious Shropshire countryside, near to the Welsh border.

No.25 Livesey Avenue offers 3 bedrooms, a modern kitchen with a range of integrated appliances, a luxurious bathroom and pleasant, low maintenance front and rear gardens. The property is conveniently located approximately 1 mile from Ludlow's vibrant town centre with its many independently owned shops and facilities and has a gated driveway providing private off road parking for at least 2 cars. For efficiency, the property also has the benefit of UPVC double glazing. For those wishing to

work from home, the property is helpfully connected to fibre broadband.

Inside, the deceptively spacious accommodation spans across 2 floors and is made up of an open-plan, light and airy kitchen, complete with integrated appliances, ample cupboard space and further two storage cupboards, as well as a rear porch. From the entrance hallway, stairs rise off to the first floor, while a separate door leads out to the rear garden and into the cosy family living room which enjoys a wood-fired log burner, perfect for winter evenings. On the first floor, the landing area gives way to 3 bedrooms and the modern bathroom. Bedroom one also has the benefit of multiple fitted wardrobes.

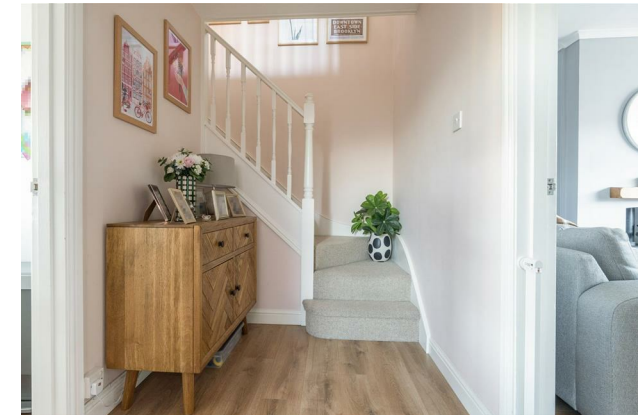
Outside and as mentioned, at the front/side of the property, there is parking available for a number cars, as well as a graveled area. A wooden gate allows access from the driveway into the paved low maintenance rear garden, which has well-defined fenced borders and poses as a pleasant spot to relax within the warmer months of the year.

Overall, No.25 Livesey Avenue is ready to move straight into and could be an ideal dwelling for a variety of buyer types including first time

buyers looking to make that all important first step onto the ladder, growing families, or purchasers looking to downsize and be nearer to the town centre facilities.

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.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

What3Words

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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

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

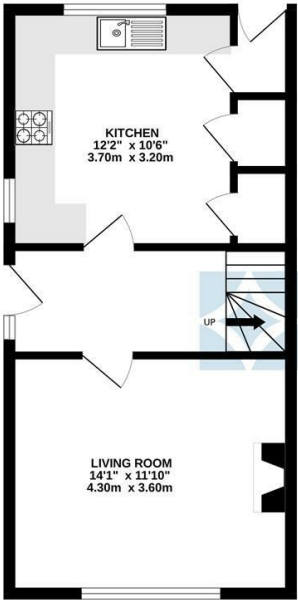
Wayleaves, Easements and Rights of Way

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.

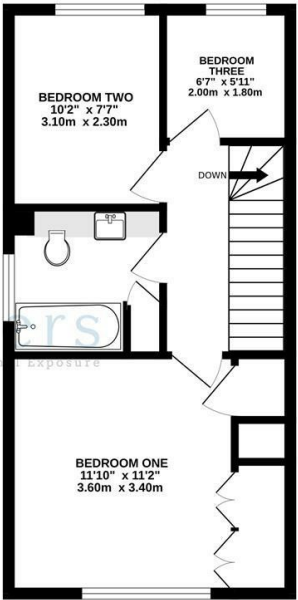
Consumer Protection

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
401 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



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TOTAL FLOOR AREA: 807 sq.ft. (74.9 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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