



19 Potter Close, Ludlow, SY8 1UD

Offers in excess of £199,950



Holters
Local Agent, National Exposure

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A well maintained, mid-terraced house offering 3 good-sized bedrooms, a modern kitchen, designated parking and front and rear gardens, approximately 1 mile from Ludlow town centre.

Key Features

- Mid-Terraced House
- 3 Good-Sized Bedrooms
- Open-Plan Lounge Diner
- Modern Kitchen
- Well Maintained Accommodation
- Low Maintenance Rear Garden
- Designated Parking
- Popular Residential Location
- Approx. 1 Mile from Town Centre

The Property

No.19 Potter Close is a well maintained, mid-terraced house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned on the edge of Ludlow approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built circa 1970s and tucked-away in a popular cul-de-sac made up of a number of other similarly aged homes, No.19 Potter Close has been lovingly maintained by the current owners over recent years and offers deceptively spacious accommodation with 3 good-sized bedrooms, an open-plan lounge diner, 1 bathroom and a further W.C. The property has UPVC double glazed windows and external doors, while

outside there is designated parking, a lawned front garden and a low maintenance rear garden.

Inside, the accommodation spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, the L-shaped lounge-diner with French doors opening out to the rear garden, the modern kitchen, a downstairs W.C, plenty of storage including a useful store/utility, a further cupboard and an understairs cupboard. On the first floor, a landing area gives way to the 3 sizeable bedrooms, an airing cupboard housing the boiler, the bathroom and a large cupboard, which could be made part of the bathroom, or possibly converted into a private ensuite, subject to all necessary permissions.

Outside, there is designated parking for 1 vehicle, along with plenty of unrestricted on street parking. There is a largely lawned front garden, as well as a useful store, whilst to the rear there is a low maintenance, gravelled rear garden, which has planted beds, well-defined fenced borders and a back gate allowing access.

No.19 Potter Close could be an ideal property for a variety of buyer types including first time purchasers

looking to make that all important first step onto the ladder, families upsizing for more space or even downsizing and seeking to be closer to everyday essentials and facilities, or possibly buy-to-let investors searching for a budding investment opportunity.

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 and Ludlow Fringe, so 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 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 indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

What3words

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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 (AML) checks on

all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

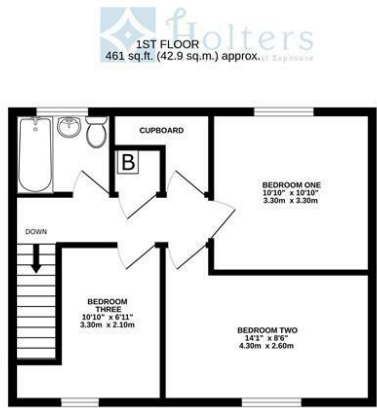
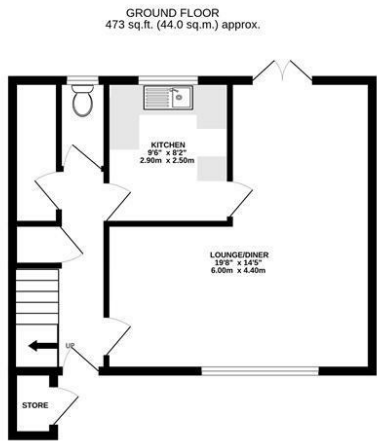
Wayleaves, Easements and Rights of Way

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 -

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TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.

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