



Holters

Local Agent, National Exposure

Colindale, Livesey Avenue, Ludlow, SY8 1HN

Offers in the region of £385,000



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LOOK AT THIS FOR A GARDEN! Colindale is a detached house, located within a popular cul-de-sac approx. 0.75 miles from the town centre and offers 3 bedrooms, 2 reception rooms, off road parking and a good-sized, landscaped, west-facing rear garden. *VIDEO TOUR AVAILABLE*

Key Features

- Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Well Presented Accommodation
- High Spec Kitchen
- Landscaped, West-Facing Rear Garden
- Driveway Providing Off Road Parking
- Popular Cul-De-Sac Location
- Approx. 1 Mile To Ludlow Town Centre

The Property

Introducing Colindale, which is a well presented, detached house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is conveniently located approximately 0.75 miles from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school and a supermarket can be found.

Upgraded and lovingly maintained but the current owners over the past 33 years, Colindale offers spacious, well presented accommodation including 3 bedrooms, 2 reception rooms, a high spec re-fitted kitchen diner in 2020, a useful utility and a bathroom with separate W.C. Outside, a driveway provides off road parking, while at the rear there is a beautifully landscaped, west-facing rear garden.

For efficiency and ease of maintenance the property also has the benefit of UPVC double glazed windows and external doors.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, a living room featuring a bay window and a fireplace, a dining room which also features a fireplace and the modern kitchen, which has plenty of fitted units, 'Quartz' worktops and integrated 'NEFF' appliances. Separate doors from the kitchen and dining room open out to the rear garden, whilst accessed off the kitchen is the useful utility, which houses the boiler, as well as a handy larder cupboard. On the first floor, the landing area gives way to 3 bedrooms, which includes 2 doubles and a sizeable single, the bathroom and a separate W.C. Both bedrooms one and two have fitted 'Hammonds' wall-length mirrored wardrobes.

Outside, at the front there is a lawned garden and parking available for a number of cars with potential to create more if required. The good-sized, west-facing rear garden is worthy of particular note and has been landscaped creating a large patio seating area immediately at the back of the house, which is perfect for relaxing/entertaining on, as well as a

large lawned section, whilst at the bottom of the garden finds a decorative gravelled area complete with a small veg patch. In addition, there is a large garden shed, well-defined fenced boundaries, planted borders and beds and a variety of mature shrubs and specimen trees. A simply stunning garden, which any horticultural enthusiast would love!

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 D.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 150MB. 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

What3words

crackles.strapped.bordering

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,

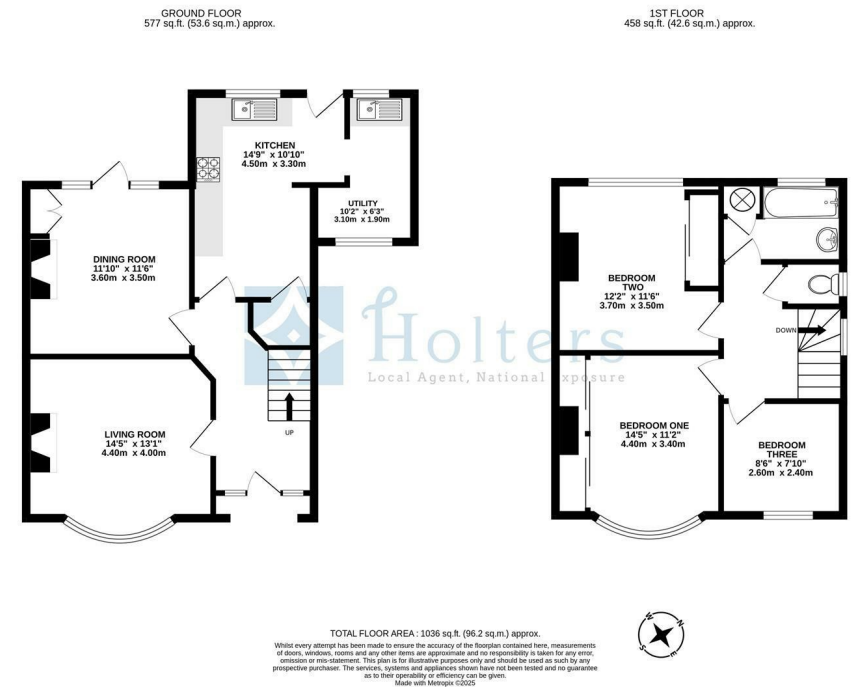
we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being 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 vendors 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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