



20 Townsend Close, Ludlow

G HERBERT
BANKS

EST. 1898

20 Townsend Close Ludlow Shropshire SY8 1UN

A very appealing modern town house in this secure gated development.

Lying a short walking distance from Ludlow's gorgeous historic centre.

- Reception hall, reception room/study, cloakroom, double bedroom with en-suite shower room.
- Lower ground floor, excellent large through lounge/dining room leading to a well-appointed kitchen.
- First floor, two double bedrooms, en-suite shower room, bathroom.
- Block paved parking, rear courtyard with outbuilding. Visitors parking.

Situation

This charming contemporary home is very well placed for Ludlow and extensive amenities which is literally a few minutes walk away. It is also very close to the railway station with direction connections to Manchester to north and south Wales.

Description

The property is approached by a good long reception hall, with tiled floor and staircases to the first floor and to lower ground floor. There is a useful reception room/study with utility area to one end, Belfast sink unit with floor mounted cabinets, slate tiled floor and plumbing for washing machine.

Also lying off the hall is a cloakroom which is nicely appointed and includes a wall mounted Worcester central heating boiler.

A ground floor double bedroom has a fitted wardrobe cupboard with overhead cupboard together with an en-suite shower room.

A staircase descends to the lower ground floor with small hall, cloakroom off with white suite.

A wonderful feature of this lovely property is the excellent through lounge/dining room with gorgeous handmade oak book shelving/cabinets including a recess TV cabinet with television together with twin double-glazed doors to the rear paved courtyard. There is a gas fired stove.

Beyond the dining area is a fitted kitchen with a range of oak wall and floor mounted units, granite working surfaces, Amtico ceramic hob with extractor, twin Bosch electric oven, dishwasher, wall tiling and tiled floor. Bosch American style fridge freeze.

A staircase to the first floor with timber balustrading and linen cupboard leads to two double bedrooms, one with en-suite shower room with white suite together with a tiled shower cubicle. There is a separate family bathroom.

Outside

Block paved parking.

Rear enclosed L shaped paved courtyard with timber balustrading and large shed.

GENERAL INFORMATION

Please note the following;

The property is Freehold tenure. It should be noted a lease exists for the communal areas. These areas are owned by Abbey Garden, Ludlow Management Company Ltd. We are advised that there is an annual service charge in the region of £772 for 2026. This covers the maintenance of the private road, driveway and security gates. These gates open from 7am until 10pm. There is a code for these gates.

Energy Performance

Current Rating: 78C

Potential Rating: 85B

Carried out: 7th December 2023

Services

Mains electricity, water, gas and drainage. Gas fired central heating.

Local Authority

Shropshire District Council

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office

Tel: 01299 896968

Directions

What3words: ///relief.storybook.regulate

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017

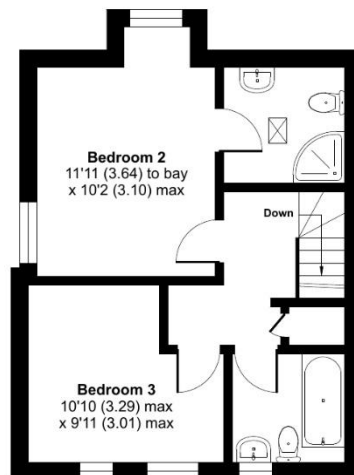
In order for us to legally comply with these regulations, we are obliged to obtain satisfactory evidence of identity and the source of funds before a sale can be reported. The checks will be carried out through CREDAS, and a non-refundable charge to each buyer (to include a private lender of funds) of £48 (inclusive of VAT) will be charged.



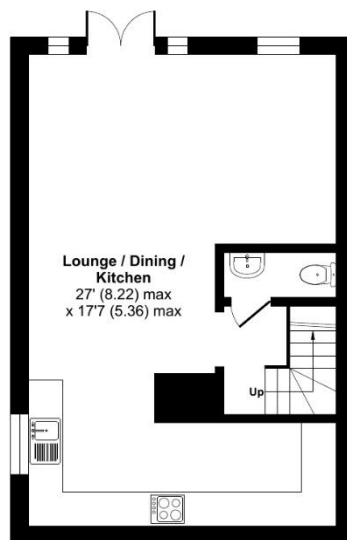
Townsend Close, Ludlow, SY8

Approximate Area = 1359 sq ft / 126.3 sq m

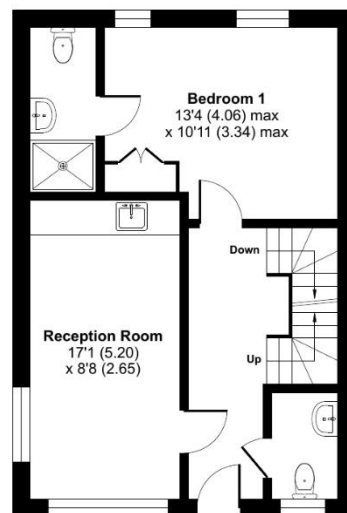
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for G Herbert Banks LLP, REF: 1478819



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