



27 Temeside, Ludlow, SY8 1PA
Offers in the region of £239,950



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A well-maintained, 2 bedroom mid-terraced house, conveniently located approximately 0.3 miles walk from Ludlow town centre. Built circa 1890 and available with no upward chain, the property benefits from gas fired central heating, UPVC double glazing, driveway parking for 2 vehicles and a good-sized rear garden complete with 2 sheds and a summerhouse.

- Mid-Terrace House
- Good Sized Rear Garden with 2 Sheds & Summerhouse
- Approx. 0.3 mile Walk from Town Centre
- Gas Fired Central Heating & UPVC Double Glazing
- 2 Bedrooms
- Available with no Upward Chain
- Built Circa 1890

The Property

Introducing No.27 Temeside, which is a well-maintained, 2 bedroom mid-terraced house, conveniently positioned approximately 0.3 miles walk from the vibrant centre of historic Ludlow, with its many independently owned shops, cafés, restaurants and everyday amenities.

Built circa 1890 and available to purchase with no upward chain, No.27 Temeside offers comfortable and well-presented accommodation throughout, along with the particularly useful benefit of driveway parking for 2 small vehicles. A good-sized rear garden, complete with 2 sheds and a summerhouse, further enhances the property and makes this an appealing opportunity for first time buyers, downsizers, investors or those seeking a conveniently located home within one of Shropshire's most desirable market towns.

Inside, the accommodation spans across 2 floors, with the front door opening into entrance hall, which has stairs to the first floor and leads into the living room. This welcoming reception space enjoys plenty of natural light from a window to the front. Leading through towards the rear of the property is the

kitchen/dining room, which is fitted with a range of base and wall units, work surfaces and space for appliances, along with ample room for a dining table. A rear door provides direct access out to the garden.

Upstairs, the landing area gives way to both bedrooms and the bathroom. Bedroom one is a good-sized double room positioned to the front of the property and benefits from a useful built-in wardrobe, while bedroom two is positioned to the rear and enjoys a pleasant outlook over the rear garden. The bathroom is fitted with a matching suite comprising a shower, wash basin and W.C. In addition, the property benefits from gas fired central heating, UPVC double glazing and an EPC rating of C.

Outside, the property enjoys a good-sized rear garden, providing an attractive and practical extension to the living accommodation. A paved patio adjoining the rear of the house provides a pleasant space for outdoor seating and dining, as well as a useful storage shed, beyond which the garden continues with areas of lawn and established planting. Towards the far end is one further shed together with a summerhouse, offering additional storage and a versatile space from

- Well Maintained Accommodation
- Driveway Parking
- EPC C

which to enjoy the garden during the warmer months of the year. To the front, a driveway provides the valuable benefit of off road parking for 2 small vehicles.

Overall, No.27 Temeside presents an excellent opportunity to acquire a well-maintained period home combining a good-sized garden, private parking and a highly convenient location within easy walking distance of Ludlow town centre. Available with no upward chain, the property is sure to appeal to a wide range of purchasers looking to enjoy all that this popular market town has to offer.

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.

Council Tax

Shropshire Council - Band A.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. 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

///patrol.mailboxes.cactus

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 - 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.



