



65 New Street, Ludlow, SY8 2NJ
Offers in the region of £285,000



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Looking for a new home you can move straight into? Take a look at N.65 New Street, which is a fully modernised, immaculately presented, 3 bedroom, semi-detached house, which has off road parking, a garage, a landscaped rear garden and enjoys distant countryside views.

- Semi-Detached House
- 3 Bedrooms
- Ample Off Road Parking
- Popular Residential Location
- Fully Modernised
- Newly Built Entrance Hall & W.C
- Landscaped Rear Garden
- Immaculately Presented
- Attached Garage
- Distant, Panoramic Views to Rear

Key Features

- Semi-Detached House
- Fully Modernised
- Immaculately Presented
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The Property

Introducing No.65 Street, which is an immaculately presented, 3 bedroom, semi-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 positioned towards the northern edge of Ludlow approximately 0.75 miles from the historic town centre with its many independently owned facilities.

Originally built circa 1970 and situated in a popular residential area made up of a number of other similarly aged homes, No.65 New Street has been fully modernised and lovingly maintained by the current owners over recent years. Completely transformed from what was a tired and dated property, the vendors have overseen extensive refurbishment works such as new kitchen and bathroom suites, new central heating

system and a boiler, an electrical re-wire, UPVC double glazed windows, external doors, soffits, fascia and barge boards, a newly built garage and electric roller door and the addition of new, single storey front entrance with W.C, all just to mention a select few. The work does not stop inside, as outside the owners have create additional off road parking on the front driveway and also installed an EV charging point, while to the rear there is a landscaped garden. On top of this already relatively efficient property are fully-owned solar panels.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of an extended entrance hall with stairs rising off to the first floor and a useful storage cupboard underneath, a downstairs W.C and an open-plan lounge/diner, which leads into the kitchen. The living room has a feature electric fireplace, French doors opening out to the rear garden, while the kitchen has plenty of cupboard space, a breakfast bar and integrated appliances. On the first floor, the landing area gives way to the airing cupboard housing the combi boiler, the modern bathroom and all 3 bedrooms. Bedrooms One and Two benefit from built-in wardrobes, while both rear bedrooms enjoy stunning, panoramic views over neighbouring rooftops and towards the distant countryside.

Outside, the sellers have created a gravelled front driveway providing off road parking for 3 vehicles and leads to the attached, re-built garage, which as already mentioned has an electric roller door, EV charging point and rear French doors leading out to the garden. Overall, the landscaped rear garden has well-defined fenced borders, raised beds and gravelled and lawned sections. A paved patio area adjoining the back of the property poses as the perfect spot to relax, while also having direct access into the lounge/diner and kitchen via French doors.

No.65 New Street could be an ideal dwelling for a variety of buyer types including a family looking for their perfect home, relocating or downsizing purchasers seeking to be closer to the town centre facilities, or first time buyers looking to make that all important first step onto the property ladder. Either way, you can be sure that whoever the lucky new owners are, would have acquired a truly splendid house, ready to move straight into and start proudly calling "home"!

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 townfolk 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.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. 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
 Telford - 29 miles

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

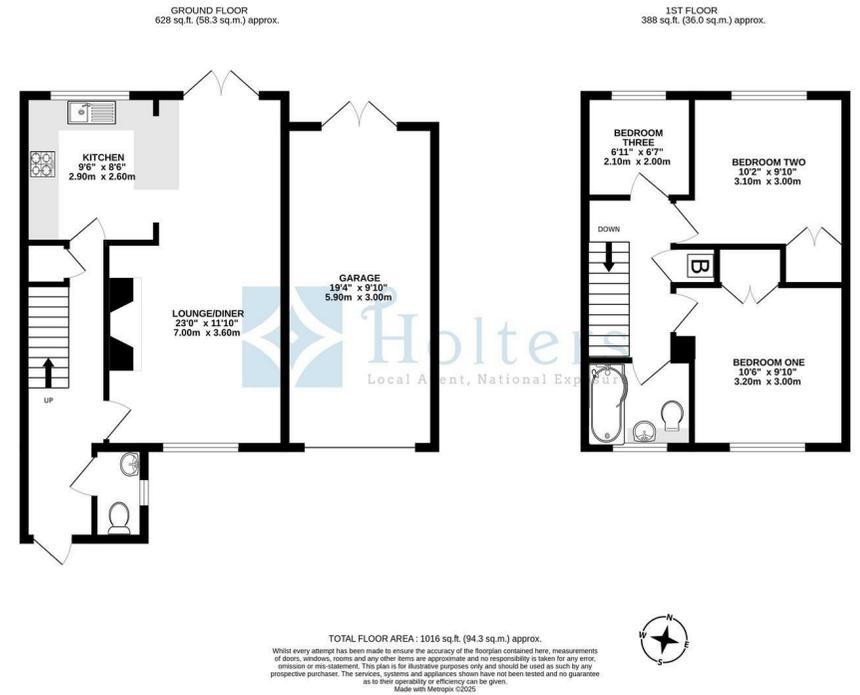
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

