



20 Normandie Close, Ludlow, SY8 1UJ

Offers in the region of £299,950

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Ready to break from the norm? Your next chapter starts on Normandie Close! Set within a popular residential cul-de-sac on the outskirts of Ludlow, 20 Normandie Close is a newly refurbished three bedroom detached home that has been thoughtfully updated throughout. The property enjoys attractive views to the front and benefits from an enclosed garden, off road parking and garage.

- Detached House
- Views to the Front
- Garage & Off Road Parking
- EPC C
- 3 Bedrooms
- Modern Newly Fitted Kitchen & Bathroom
- Enclosed Rear Garden
- 2 Reception Rooms
- Fully Renovated Throughout
- No Onward Chain

The Property

Built circa 2000 and recently refurbished throughout, 20 Normandie Close occupies a sought-after position on the outskirts of Ludlow, approximately one mile from the historic town centre, within a popular residential cul-de-sac. This attractive detached home provides well presented accommodation arranged over two floors, and benefits from views to the front, a private rear garden, garage, and off-road parking.

On entering the property, you are welcomed into an entrance hall with stairs rising to the first floor and access to the living room, the kitchen, the W.C and a useful understairs storage cupboard. The living room is at the front of the property and benefits from a bay window offering plenty of natural light into the room and creates the perfect spot for you to enjoy the view. The dining room is located to the rear of the property and leads into the newly upgraded kitchen. The newly fitted kitchen comprises

of modern wall and base units with an integrated electric oven, fridge freezer, washing machine and induction hob, with a pleasant outlook to the rear garden.

Heading upstairs, the first-floor landing gives access to the three bedrooms and the family bathroom, which is fitted with a modern matching suite. The main bedroom is located at the front of the property and benefits from its own newly fitted en-suite shower room, and a pleasant outlook.

Outside, there is a private driveway and a single garage. A side gate to the right of the house opens and leads around to the landscaped rear garden which is a largely laid to lawn with a designated patio area, and has well-defined fenced boundaries. The paved area directly at the back of the house provides the perfect spot to relax within the warmer months of the year.

Ready to break from the norm? Your next chapter starts at 20 Normandie Close!

The Location

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 900Mbps. 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

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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

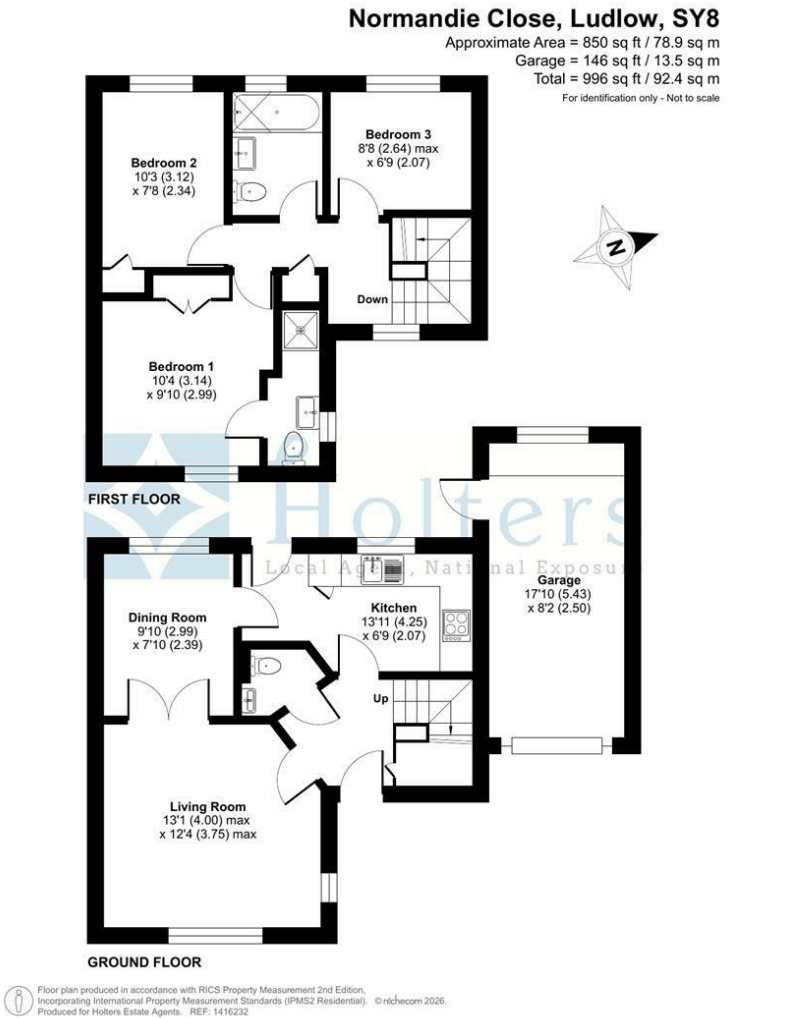
Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered 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 -
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	71	77
(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	

