



Holters

Local Agent, National Exposure

39 Quarry Gardens, Ludlow, Shropshire, SY8 1RD

Offers in the region of £235,000



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Carved out for modern living, No.39 Quarry Gardens is a home that truly rocks its location. Beautifully presented throughout, with a south-west facing garden and views worth digging for, it offers 3 bedrooms, ample parking and strong appeal, all within easy reach of Ludlow's centre and transport links.

- End-Terraced House
- 3 Bedrooms
- Beautifully Presented Accommodation
- South-West Facing Landscaped Garden
- Off Road Parking for at Least 3 Vehicles
- Stunning, Distant Rear Views
- Convenient Town Centre Position
- Within Approx. 150 Yards of Supermarkets & Train Station

The Property

Introducing No.39 Quarry Gardens, which is a beautifully presented, end-terraced house, conveniently positioned within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border.

This delightful property is located within close proximity to the historic town centre where a range of independently owned shops, cafés, restaurants and leisure facilities can be found. In addition, local supermarkets and the train station are situated within approximately 150 yards, providing excellent day-to-day convenience and direct transport links for commuters.

No.39 Quarry Gardens offers well maintained and tastefully presented accommodation across two storeys, comprising 3 bedrooms, 1 bathroom, a living room and a modern kitchen/diner. The property also benefits from off road parking for multiple vehicles, far-reaching views and a landscaped, south-west facing rear garden.

Inside, the accommodation is made up on the ground floor of a fully equipped kitchen/diner, which has been finished

to a modern standard with a range of fitted units, integrated appliances and ample work surface space with stairs rising off to the first floor and a living room, which features a fireplace with a wood-burning stove, creating a cosy focal point, a useful understair storage cupboard and French doors, which provide direct access out to the garden, making it an ideal space for both everyday living and entertaining. On the first floor, the landing area gives way to all 3 bedrooms and the family bathroom. Bedroom one benefits from a wall-length wardrobe and enjoys stunning views over neighbouring rooftops and towards Mortimer Forest in the distance, while the bathroom is fitted with a contemporary suite.

Outside, there is off road parking available for at least 3 vehicles, which is a rare and highly desirable feature for a home so close to the town centre. To the rear is a south-west facing landscaped garden, which has been thoughtfully arranged to include a combination of patio and decking areas, ideal for relaxing or entertaining within the warmer months of the year. The garden has lawned sections and enjoys distant countryside views, offering a wonderful sense of space and an attractive backdrop. The garden has

been designed for ease of maintenance whilst remaining visually appealing. In addition, there is a useful shed/wood-store and well-defined fenced boundaries.

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 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B.

Services

We are informed the property is connected to all mains services.

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
- 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 (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.

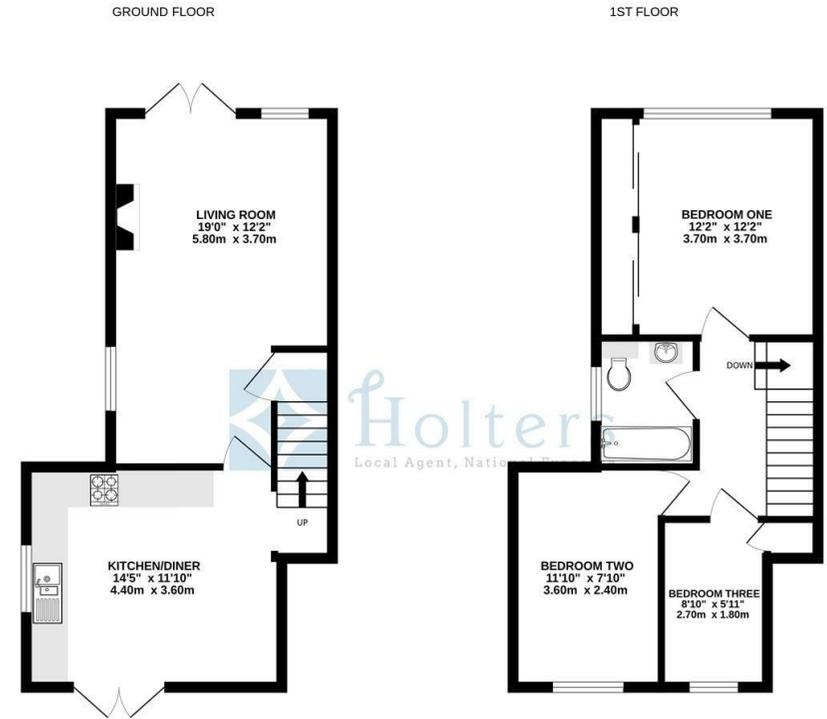
At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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