



Holters

7 Hayton View, Ludlow, SY8 2NU

Offers in the region of £250,000



Holters
Local Agent, National Exposure

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Book a tee time to view No.7 Hayton View, which is a well maintained, 3 bedroom, semi-detached bungalow with plenty of parking for buggies, distant views, a garage with ample room to store clubs and sizeable front & rear gardens to practice your golf swing or chipping in.

Key Features

- Semi-Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Recently Installed Bathroom Suite
- Good-Sized Front & Rear Gardens
- Off Road Parking
- Detached Garage
- Far Reaching, Countryside Views to Rear
- Popular Cul-De-Sac Location

The Property

No.7 Hayton View is a well maintained, semi-detached bungalow situated within a popular residential cul-de-sac, just north of historic Ludlow town centre.

This extended property offers 3 bedrooms, 2 reception room, 1 bathroom, a kitchen and a detached garage. The bungalow benefits from sizeable front and rear gardens, as well as a driveway providing off road parking for a number of vehicles. To the rear of the property, far-reaching countryside views can be enjoyed.

The current owners have carried out a number of refurbishments works within recent years including the installation of a new bathroom suite, a new front door, some new internal doors and a wood-burning stove in the living room, all just to mention a select few. Inside the accommodation

is made up of an L-shaped hallway with separate doors opening into the kitchen, the living room, bathroom, all 3 bedrooms and a useful storage cupboard. A door from the kitchen opens to a side hall, which leads into the dining/reception room, which also provides access out to the rear garden. The property also has the benefit of UPVC double glazed windows.

Outside, at the front of the property there is a driveway allowing off road parking for a least 2 vehicles, with potential to create more if required, which leads to the detached garage. The front garden is lawned with flowered beds. The good-sized rear garden is much the same and largely laid to lawn with a variety of mature shrubs and specimen trees and flowered borders. There are well-defined fenced and hedged boundaries and a paved patio area adjoining the back of the bungalow which is a pleasant spot to relax in the warmer months. A door from the rear garden leads into the back of the garage.

No.7 Hayton View is suitable for a variety of buyers including those relocating to be near to the town centre facilities or perhaps first time buyers looking to take their first steps

onto the property ladder. Either way, the lucky new owners will acquire a delightful home in a sought after location.

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, 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

Electric heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C.

What3Words

improvise.easily.appraised

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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

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.

Money Laundering Regulations

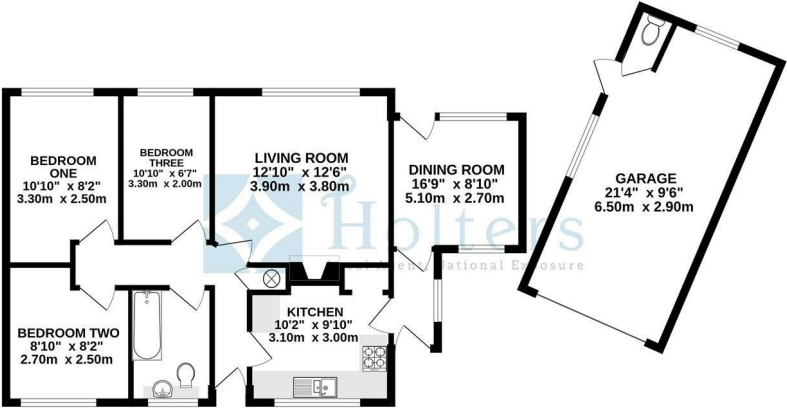
In order to comply with current legislation,

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.

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 vendor 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.

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.
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 misstatement. 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 tested and no guarantee as to their operability or efficiency can be given.
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