



26, Clee View, Ludlow, SY8 1HX
Offers In The Region Of £245,000

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26, Clee View Ludlow

Tucked away in a quiet and sought-after residential location on the edge of Ludlow, 26 Clee View offers a rare opportunity to acquire a charming semi-detached bungalow on a generous plot. Enjoying a bright, open aspect with well-maintained gardens, this well-proportioned home boasts comfortable accommodation and benefits from a conservatory, ample off-road parking, and mature surroundings offering privacy and greenery.

FEATURES

- Three-Bedroom Semi-Detached Bungalow
- Well Presented Throughout
- Spacious and Well-Lit Rooms
- Bespoke Modern Kitchen
- Generous Private Rear Garden
- Off-Road Parking for Multiple Vehicles
- Sought After Residential Area
- Viewing Highly Recommended

Material Information

Offers In The Region Of £245,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: C

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy
Performance
Certificate

Introduction

26 Clee View is a spacious three-bedroom semi-detached bungalow situated in a mature residential area on the outskirts of Ludlow. The property occupies an expansive plot with well-maintained lawned gardens at both the front and rear. The property benefits from proximity to local amenities, including Ludlow Primary School, situated just 90 yards away, and Ludlow Church of England School, approximately one mile away. Healthcare facilities such as Station Drive Surgery and Ludlow Community Hospital are also conveniently nearby.

With its generous plot size, practical layout, and advantageous location, 26 Clee View offers an appealing opportunity for prospective homeowners seeking a comfortable residence in a well-established community.

Property Description

This single-storey residence comprises a welcoming entrance hallway providing access to all main rooms, the spacious living room with a large window allowing in plenty of natural light is a lovely space. A functional stylish bespoke kitchen offers ample cabinet storage and worktop space, having built-in appliances including raised height NEFF oven, ceramic hob with extractor and dishwasher. With a window overlooking the garden, doors lead to the utility room and access to the rear patio and garden.

The accommodation includes three double bedrooms, and a family shower (wet) room. Each room is well-lit and neutrally presented, offering excellent potential for modernisation to suit individual taste. The glazed conservatory to the front flows into the main hallway

providing a versatile space with sliding doors to front.

Location

Clee View is a desirable, well-established residential area of Ludlow – a historic market town known for its excellent amenities, vibrant culture, and stunning countryside. Local shops, transport links, and medical services are easily accessible, making this an ideal location for downsizers or retirees seeking a peaceful yet connected lifestyle.

Outside & Grounds

The property sits on a generous plot with an attractive brick-paved driveway providing ample off-road parking. The front garden is mainly laid to lawn with flowering shrubs and fenced boundaries, ensuring both charm and privacy. The rear garden offers a patio area with ample space for table chairs and BBQ, steps lead to an area largely laid to lawn with floral and herbaceous borders, enclosed by mature hedges and panel fencing. A block paved patio provides a further seating area, and a section to the rear offers practical space to create a vegetable garden complete with greenhouse. A garden W.C. to the rear of the property is useful when working or enjoying the garden.

Services

We understand mains electricity, mains water, mains drainage and mains gas are connected, gas-fired central heating with electric fire to the lounge. Windows and external doors are uPVC double glazed.

Broadband Speeds

Estimated Broadband Speeds - Basic 15 Mbps | Superfast 79 Mbps | Ultrafast 1800 Mbps

Flood Risk

Rivers and the sea: Very low.





Local Authority

Shropshire Council

Council Tax band: C

Tenure

We understand the property is Freehold.

Agents Note

Please be advised that we understand this property is of non-standard construction. This may affect the ability to secure a mortgage or obtain insurance. Buyers are advised to consult with their lender or financial adviser.

Buyers Identification Check Charge

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Don't miss out on this lovely property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450

Email: ludlow@cobbamos.com

DIRECTIONS

We recommend using What3Words, navigate to: - [///amounting.cupcake.tunes](https://www.what3words.com/amounting.cupcake.tunes)







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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