



33, Three Crosses, Ludlow, SY8 3PA  
Price £145,000

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# 33, Three Crosses Ludlow

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## FEATURES

- Three Well-Proportioned Bedrooms
- Spacious Lounge with Countryside Views
- Galley Kitchen, Cloakroom and Store Room
- Good Sized Rear Garden with Summer House
- Oil-Fired Central Heating and Double Glazing
- Requires Some Cosmetic Enhancement
- Viewing Highly Recommended

## Material Information

**Price** £145,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** A

**EPC:** D (61)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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## Introduction

Set in the picturesque village of Clee Hill, just a short drive from the historic market town of Ludlow, 33 Three Crosses offers an opportunity to acquire a three-bedroom home with stunning rural views.

Requiring some updating, this versatile property offers a blank canvas for those seeking to create a bespoke living space in a peaceful, rural setting. It is ideal for families, retirees, or those seeking a peaceful countryside lifestyle.

This well-presented three-bedroom home offers a perfect blend of charm and comfort. Boasting stunning views over the surrounding countryside and located just a short drive from the historic market town of Ludlow, the property provides a peaceful setting with excellent access to local amenities.

## Property Description

As you step through the porch, inside the entrance hall is a welcoming space with stairs to first floor. Head into the generous lounge, with feature fireplace and a large window to front aspect, providing stunning countryside views.

To the rear of the property is a galley kitchen with ample worktop space and a range of wooden wall and base units. The cabinetry includes glass display panels and open shelving, while the kitchen is equipped with planned space for a freestanding cooker and plumbing for a washing machine. A large window floods the room with natural light, overlooking the rear elevation, adjacent is a cloakroom and store room housing the boiler.

Stairs ascend from the hall to the first floor, a good size landing provides access to three well-proportioned bedrooms, each with fitted wardrobes. The bedrooms share access to the house shower room, fitted with accessible features including a walk-in shower area with support rail and seat, W.C. and washbasin. The bathroom benefits from a large frosted window for light and ventilation, complemented by white tiling and practical flooring.

## Location

Three Crosses is a popular residential area in Clee Hill, offering a strong community feel and local amenities including a primary school, shop, and post office service. Ludlow, with its award-winning restaurants, independent shops, and train station, is just 6 miles away.

## Outside & Grounds

To the front, there is a neatly maintained garden, the rear garden enjoys an area laid to lawn, mature borders, summer house and a paved patio - perfect for outdoor dining.

## Auction information

Pattinson Auction are working in Partnership with COBB AMOS on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with COBB AMOS.

The property is available to be viewed strictly by appointment only via COBB AMOS or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both COBB AMOS and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

## Services

We understand mains electricity, water, and drainage are connected, with oil-fired central heating.

## Broadband Speeds

Estimated Broadband Speeds - Basic 19 Mbps | Superfast 80 Mbps

## Flood Risk

Rivers and the sea: Very low.

## Local Authority

Shropshire Council  
Council Tax band: A

## Tenure

We understand the property is Freehold.

## Viewing Arrangements

Viewing strictly by appointment, please contact us for further





details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450 Email: ludlow@cobbamos.com

### Agents Note

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.



### DIRECTIONS

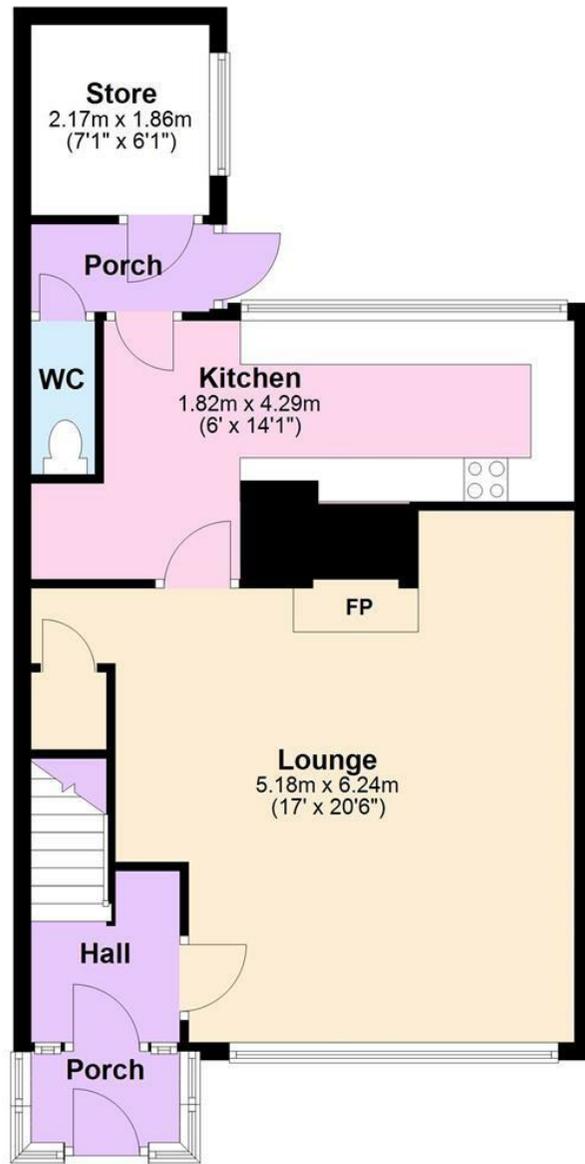
We recommend using What3Words, navigate to: - [///northward.thick.rival](https://www.what3words.com/northward.thick.rival)





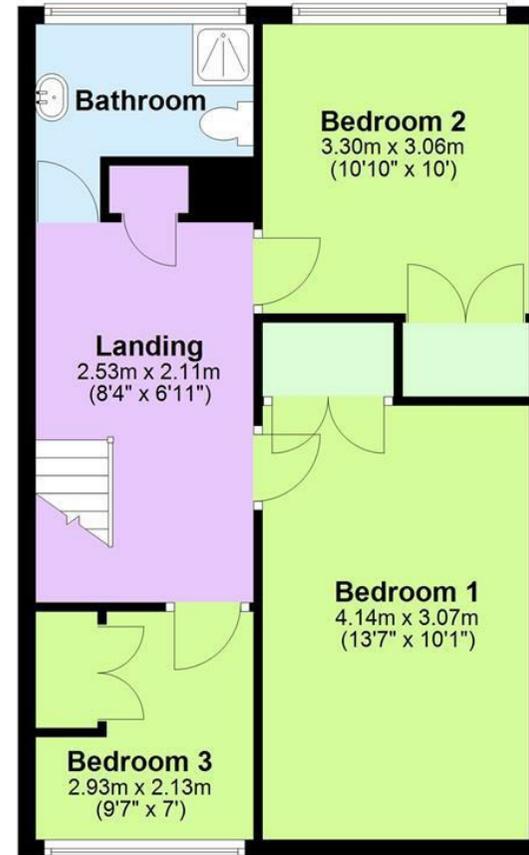
## Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



## First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



*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.*

# COBB AMOS

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