



**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

6, Raglan Place, Ludlow, SY8 2LW
Price £270,000

6 Raglan Place Ludlow

Cobb Amos are proud to bring to market this well presented three bedroom property. This property is offered for sale with a generous size rear garden, driveway parking, downstairs WC and a modern kitchen/diner.

- Three Bedroom Property
- Beautifully Presented
- Generous Rear Garden
- Driveway Parking
- Must View Property
- Thinking of Selling? Contact Cobb Amos to Book Your Valuation!

Material Information

Price £270,000

Tenure: Freehold

Local Authority:

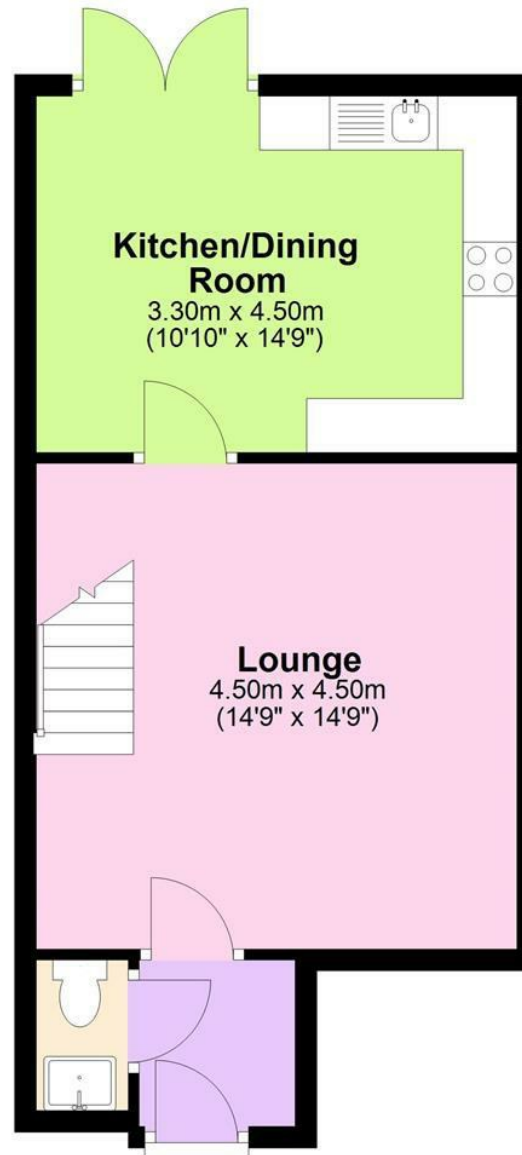
Council Tax: B

EPC: B (84)

For more material information visit www.cobbamos.com

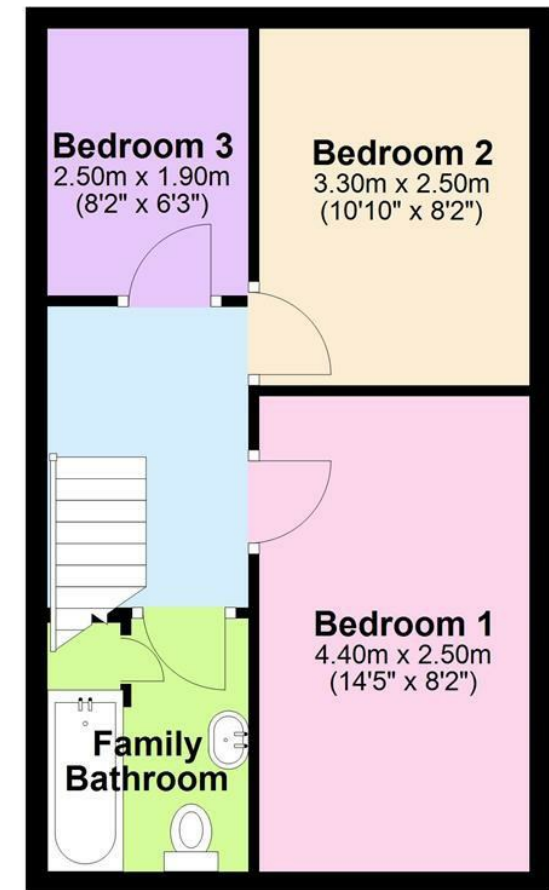
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



Please note that the dimensions stated are taken from internal wall to internal wall.

First Floor



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.

Introduction

Cobb Amos are proud to bring to market this well presented three bedroom property. This property is offered for sale with a generous size rear garden, driveway parking, downstairs WC and a modern kitchen/diner.

This property is situated in Raglan Place, a development that completed in 2022. With the modern finish throughout and recent improvements made by the current owners, this property is a real must see.

Property Description

Upon arrival to the property, you are welcomed to an entry hall with doors leading to the downstairs WC and the living room, through the living room there is additional storage space that has been added by the current owners, from the generous size living room there are stairs to the first floor and a doorway leading to the kitchen/diner. In the kitchen there are double doors leading out to the rear garden, the kitchen diner itself is well proportioned, with ample work top counter space. The first floor, there are three bedrooms along with a modern family bathroom.

Outside and Parking

This property is offered with a generous and private rear garden that has been improved by the current owners to offer the perfect family friendly/hosting space. To the front of the property there is driveway parking with side gate access to the back garden. To the front of the property there is a driveway and a pathway to the front door of the property. To the rear, there is a generous size private garden that has been updated by the current owners to offer the perfect hosting area and family garden layout.

Location

6 Raglan Place, is situated in a sought-after residential area of Ludlow, Shropshire. The location offers convenient access to Ludlow's historic town centre, renowned for its medieval architecture, vibrant markets, and diverse range of independent shops, restaurants, and cultural attractions. Residents can enjoy landmarks such as Ludlow Castle and the striking St Laurence's Church, both contributing to the town's distinctive character and appeal.

The property is well-served by local amenities, including schools, healthcare facilities, and supermarkets. Ludlow Church of England School is approximately 1.2 miles away, providing secondary education options. For healthcare needs, Station Drive Surgery is around 0.5 miles from the property, while Ludlow Community Hospital is also conveniently located nearby.

Transportation links are excellent, with Ludlow railway station offering regular services to Shrewsbury, Hereford, and beyond, facilitating straightforward commuting and travel. The nearby A49 road provides direct routes to larger regional centres. The surrounding area is characterised by picturesque countryside, with easy access to the scenic landscapes of the Shropshire Hills National Landscape (formerly the Shropshire Hills Area of Outstanding Natural Beauty), offering excellent opportunities for walking, cycling, and enjoying the outdoors.

Services

We understand mains electricity, mains water and mains gas are connected. With central heating to radiators, windows are uPVC double glazed.

Broadband Speeds

Estimated Broadband Speeds: Basic - 30mbps Superfast - 75mbps - Ultrafast - 300mbps

Local Authority

Shropshire Council
Council Tax: Band B

Tenure

We understand the property is Freehold.

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.

Viewing Notes

Don't miss out on this lovely property in a sought-after location, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow:

Email: ludlow@cobbamos.com

DIRECTIONS

From the top of Corve Street, descend the hill, over the traffic lights and continue past the petrol station. Turn right on to Bromfield Road and at the mini-roundabout, under the railway bridge, turn left on to Fishmore Road . After a short distance, turn right into Raglan Place, and the property can be found on the right hand side.

