



**34, Raglan Place, Ludlow, SY8 2LW**  
**Guide Price £212,000**

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AMOS**

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LAND & NEW HOMES

# 34 Raglan Place Ludlow

A delightful modern two bedroom end terrace property located only a short distance from the historic town centre. Currently used as a popular short stay holiday rental this would continue to work well as this or for someone looking for an easy to maintain, energy efficient home in one of the most sought after towns in the region.

- Modern energy efficient property
- Two bedrooms & bathroom
- Living room; Kitchen/diner
- Parking for 2 vehicles
- Garden
- No onward chain
- Well maintained throughout
- Gas heating & double glazing

## Material Information

**Guide Price** £212,000

**Tenure:** Freehold

**Local Authority:** Shropshire

**Council Tax:** B

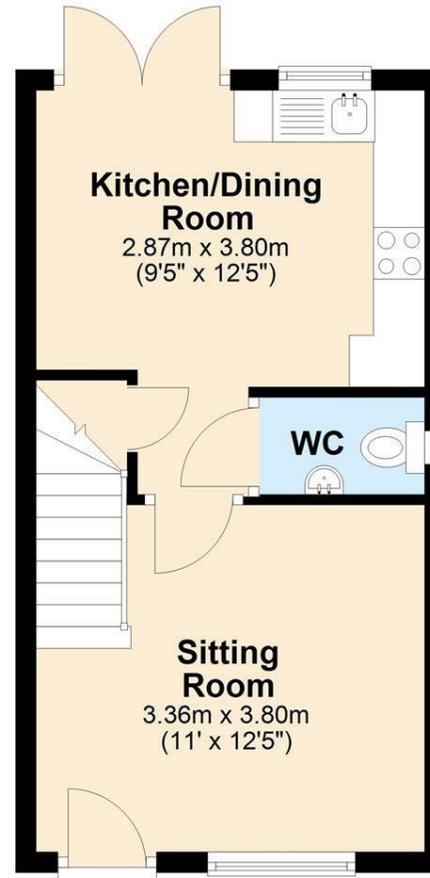
**EPC:** B (83)

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

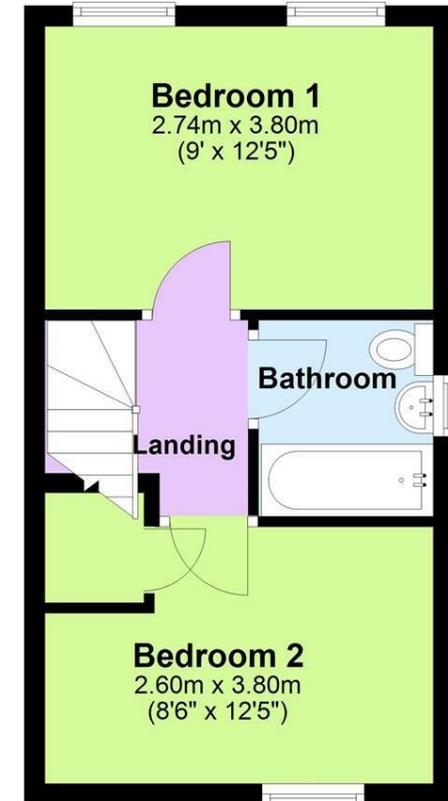
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 98 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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

## Ground Floor



## 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

Bought from new in 2021 by the current owner it has been run very successfully as a short term holiday let and would continue to do so if required. Alternatively it makes for the perfect starter home or for someone looking for an easy to maintain, energy efficient home in a great spot not far from the historic town center of Ludlow. With a living room, kitchen/diner, WC, two double bedrooms and bathroom. SOLD WITH NO ONWARD CHAIN & VACANT POSSESSION.

## Property description

Enter through the composite front door straight in to the living room with window to the front and stairs to first floor. Through the door to the inner hall where there is a large under stairs cupboard on the right and a WC on the left with window, toilet & washbasin. Continuing through to the dining area with patio doors to the rear garden and to the left is the kitchen area with a range of modern fitted wall & base units, sink, electric oven, gas hob & extractor. There is space for a washing machine and tall fridge/freezer.

On the first floor there is the main bedroom on the left with two windows overlooking the rear and from here it is possible to see the historic castle remains and the impressive church. In the middle of the property is the bathroom with a thermostatically controlled shower over the bath. There is the second double bedroom located at the front of the property.

## Outside & parking

There is a tarmac hard standing space for two vehicles, a small lawn area and a pathway to the side leading to the rear garden.

The rear garden is level, with flagstone patio and graveled area for easy maintenance.

## Location

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 & Tenure

We understand mains electricity, mains water and mains gas are connected. with central heating to radiators.

Windows are uPVC double glazed.

The property is Freehold

## Local authority

Shropshire Council

The property is currently registered as a holiday let and as such pays Business rates. Previously the property was registered as a Band B for council tax purposes. The vendor will arrange for the property to be transferred back to a residential property once a buyer has been identified and their usage confirmed.

## AML

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 checks.

## 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.



