



**60 Raglan Place, Ludlow, Shropshire, SY8 2LW**

**Offers in the region of £262,500**



**Holters**  
Local Agent, National Exposure



## 60 Raglan Place, Ludlow, Shropshire, SY8 2LW

A RECENTLY BUILT SEMI-DETACHED HOUSE! With immaculate interior, the property offers 3 bedrooms, off road parking and a sizeable, south-facing rear garden. \*Video Tour Available\*

### Key Features

- Modern, End-of-Terraced House
- 3 Bedrooms
- Open-Plan Kitchen/Diner
- Immaculately Presented
- Designated Parking for 2
- Electric Car Charging Point
- Efficient Home to Heat/Run
- South-Facing, Low Maintenance Rear Garden
- Approx. 0.25 Miles From Town Centre
- Part of a Newly Built Development in 2023
- VIDEO TOUR AVAILABLE

### The Property

60 Raglan Place is a beautifully presented, end-of-terraced house located in a modern development approximately 0.25 miles from historic Ludlow town centre.

Built in 2023 by Shropshire Homes, No.60 occupies one of the more desirable spots to the rear of the development and also happens to have one of largest gardens.

The interior remains like new and is made up on the ground

floor of an entrance hall, W.C, living room and an open-plan kitchen/diner with French doors leading out to the garden. Stairs from the living room rise to the first floor, where there is a landing area, 3 bedrooms and a bathroom.

Outside, there are 2 allocated parking spots directly out front, as well as a fitted electric car charging point. A paved passage leads alongside the house to a wooden gate, which opens to the south-facing, low maintenance rear garden, which has a useful shed and is mainly gravelled with well-defined fenced borders and has a paved patio seating area directly at the back of the house.

### 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

The property has the benefit of gas fired central heating.



Tenure

We are informed the property is of freehold tenure.

Council Tax & Service Charge

Shropshire Council - Band B. The seller informs us that a management fee for ground maintenance of £135.00 is paid twice a year (as of Jan 25).

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 500MB. 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

What3Words

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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

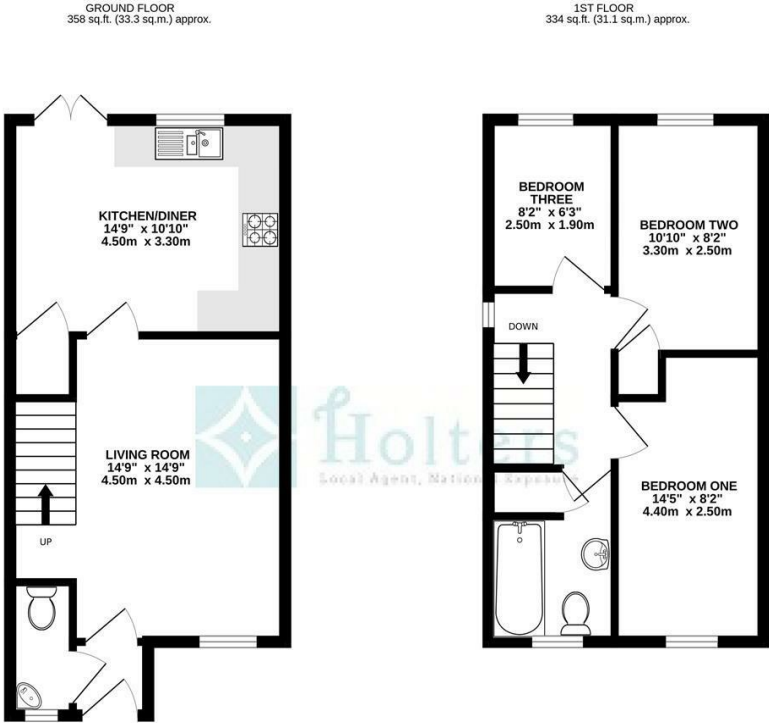
prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -  
Holters for themselves and for the vendors or lessors of this property who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of the property, and other details are given with the understanding that the agents and tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither 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.



TOTAL FLOOR AREA: 693 sq.ft. (64.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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