

34 Raglan Place, Ludlow, SY8 2LW
Guide price £230,000



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Council Tax Band: prviously rate B (2021) but currently subject to business rates

AN IMMACULATE TWO-BEDROOM HOME IN A SOUGHT-AFTER LUDLOW LOCATION, OFFERING SUPERB INVESTMENT POTENTIAL WITH CONTINUED USE AS A HIGH-EARNING HOLIDAY LET, TRADITIONAL RENTAL, OR STYLISH FIRST-TIME BUYER OPPORTUNITY. FOR SALE WITH THE BENEFIT OF FIXTURES AND FITTINGS, FURNISHINGS ETC AND FUTURE BOOKINGS (IF REQUIRED)

SITUATION AND DESCRIPTION

34 Raglan Place is a modern, two-bedroom home located less than a mile from the historic heart of Ludlow, one of England's most picturesque market towns. Completed recently as part of a select development just off Fishmore Road, this immaculate property is within easy walking distance of the train station, making it perfectly placed for commuters, weekenders, and holidaymakers alike.

Currently operated as a highly successful holiday let, the house is generating an impressive income stream with future bookings already secured. The property is offered with the quality fixtures, furnishings, and continued management arrangements to ensure seamless transition and income from day one. Equally, it could be offered with vacant possession for a first-time buyer or as a family home, benefiting from its stylish and contemporary interior, enclosed rear garden, and allocated parking for two vehicles.

Ludlow itself is a vibrant lifestyle destination with a famous castle, regular markets, a renowned food centre, excellent restaurants, and a wealth of independent shops. Located in south Shropshire with good road and rail links, it offers the best of rural living with modern convenience.

Whether you're looking for an established income stream, a first step on the property ladder, or a low-maintenance home in a superb location, 34 Raglan Place offers a rare chance to secure a quality property in one of England's finest market towns.

INCOME OPPORTUNITY

At a purchase price of £230,000, assuming the current income, the ROI will be approximately 8.7%. The gross yield before costs circa 8.7%. Full detailed figures are available upon request.

AIRBNB LISTING DETAILS

<https://www.airbnb.co.uk/rooms/53210743>

LOCAL AUTHORITY

This property was previously rated a Council Tax Band B (2021) however is currently subject to Business rates.

MANAGEMENT FEE

A management fee covering maintenance of communal areas is payable twice annually, £135 January and July, totalling £270.

SERVICES

We are infomed by the vendor all mains services are connected.
Car charging point

WHAT3WORDS

makeovers.qualify.closet

AGENTS NOTE

The property is available to purchase both as a business with all associated fixtures, fittings and furnishings (excluding the pot plants in the rear garden) and future bookings. Equally should a purchaser so desire, the property can be cleared of furnishings etc upon exchange of contracts.

VIEWINGS

Strictly by appointment with the agents - viewings need to be coordinated with the managing agents to fit around guest bookings. Thank you for your cooperation.









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR	Living Room 12'6 x 11' - 3800 x 3355
	Kitchen/Dining Room 12'6 x 9'5 - 3800 x 2875
FIRST FLOOR	Bedroom 1 12'6 x 8'7 - 3795 x 2605
	Bedroom 2 12'6 x 8'3 - 3795 x 2505

- Modern two-bedroom home in a sought-after development
- Less than a mile from Ludlow town centre and train station
- High-quality kitchen with integrated appliances and breakfast area
- Spacious sitting room with access to enclosed rear garden
- Two double bedrooms and a well-appointed bathroom
- Ground floor WC for added convenience
- Allocated parking for two vehicles
- Guide Price includes fixtures, fittings and furnishings, future bookings. See agents note.
- Established management company in place for continued holiday let use
- Ideal as a first-time buyer home, traditional rental, or continued short-let