



6, St. Johns Road, Ludlow, SY8 1PG
Price £190,000

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6, St. Johns Road Ludlow

Set within a desirable and quiet residential street, 6 St. Johns Road offers a wonderful opportunity to acquire a well-presented two-bedroom terrace home in the historic market town of Ludlow.

This charming property combines a convenient location with comfortable modern living, it is perfectly positioned just a short stroll from the town centre, renowned for its independent shops, regular market, restaurants, and rich heritage.

FEATURES

- Delightful 2-Bedroom Mid-Terrace House
- Prime Residential Location within Ludlow
- Well Presented Throughout
- Light and Spacious Accommodation
- Well-Maintained Rear Garden
- Ideal for First-Time Buyers, Downsizers or Investors
- Gas Central Heating and Double Glazing
- No Onward Chain

Material Information

Price £190,000

Tenure: Freehold

Local Authority: Shropshire Council

Council Tax: B

EPC: D (66)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Offering well-proportioned living accommodation throughout, the property benefits from a modern bathroom, a low-maintenance rear garden, and all the charm you would expect from a traditional terraced home. Perfect for first-time buyers, downsizers or investors, it presents a fantastic opportunity to enjoy town-centre convenience in a peaceful residential setting.

Property Description

On the ground floor, the property features a cosy yet bright living room at the front, a large window fills the space with natural light. The open-plan arrangement leads to the dining area, which is well-proportioned and offers ample space for a family table, with sliding doors to the patio, making it ideal for both everyday meals and entertaining. This room flows seamlessly into the kitchen, which is fitted with a range of base and wall units, planned space for washing machine, oven and hob, and provides direct access to the rear patio.

Upstairs, the first floor comprises two bedrooms and a bathroom. The main bedroom is generously proportioned and naturally bright space, featuring a large front-facing picture window that frames pleasant outlook and allows for an abundance of natural light. A large cupboard provides further space for storage, this also houses the boiler. The second bedroom is a comfortable single or small double, positioned at the rear

with pleasant rooftop views. The bathroom is fitted with a modern white suite including a panel bath, separate shower enclosure, vanity unit inset washbasin, and a W.C.

Outside

The property benefits from a low-maintenance rear garden, fully paved and enclosed with gated access, making it ideal for those seeking an easy-care outdoor space. There's ample room for outdoor seating and dining, with space for pots and planters to add a splash of greenery. A sliding patio door provides direct access from the house, this private and practical outdoor area is perfect for enjoying the sunshine or entertaining with minimal upkeep.

Location

St. Johns Road is a sought-after address in Ludlow, known for its quiet community feel while being within easy reach of all local amenities, train station, schools, and beautiful countryside walks.

Services

We understand mains gas, electricity, water and drainage are connected to the property.

Broadband Speeds

Estimated Broadband Speeds - Basic 28 Mbps | Ultrafast 1800 Mbps

Flood Risk

Rivers and the sea: Very low.

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 Arrangements

Strictly by appointment through Cobb Amos - Ludlow Office - Tel: 01584 874 450
Email: ludlow@cobbamos.com



DIRECTIONS

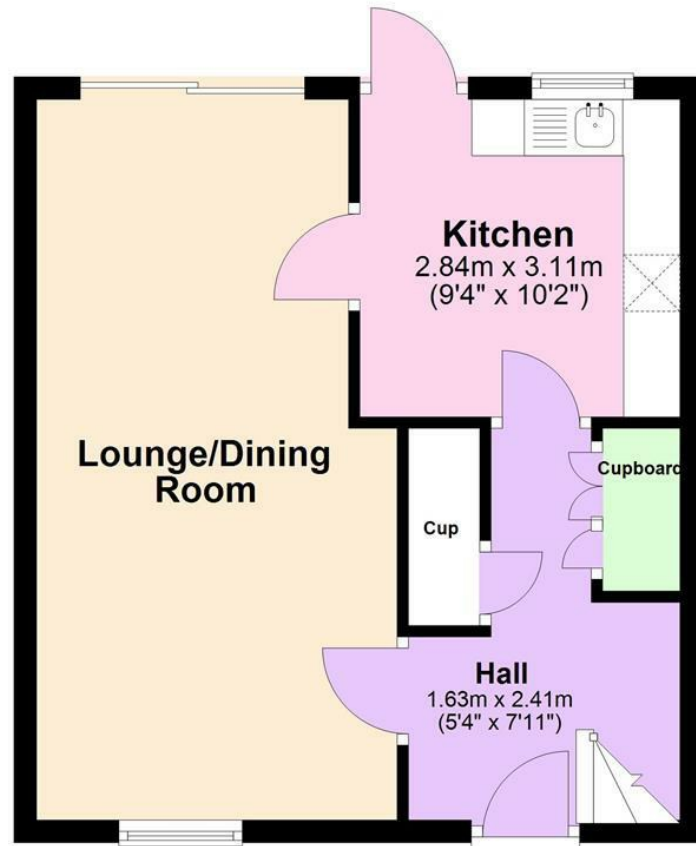
From the Cobb Amos branch, 5 High Street, Ludlow, head down Broad Street and through Broad Gate. Turn immediately left onto St John's Road with The Wheatsheaf Inn on your left, continue for just over 100m, the property will be on your right.





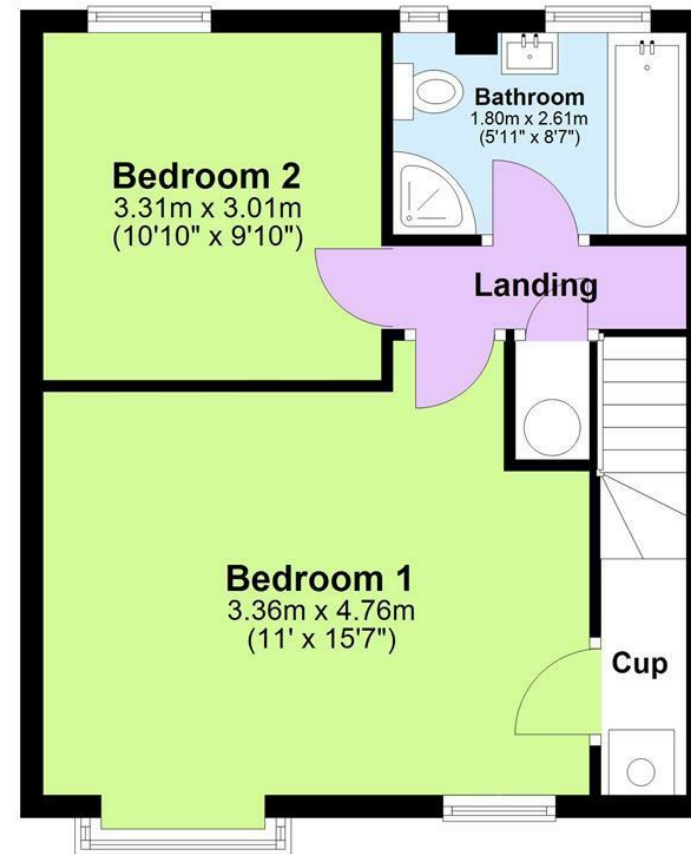
Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.6 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.

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SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com