



43 Toll Gate Road, Ludlow, SY8 1TQ

Offers in the region of £209,000



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No need to pay a toll to find your next home at Toll Gate Road! Offering well maintained and flexible accommodation, this semi-detached property enjoys open plan living, a landscaped rear garden, additional reception room, garage and off-road parking, and is available with no onward chain.

- Semi-Detached Home
- 2 Bedrooms
- Situated in a Popular Residential Cul-De-Sac
- Additional Reception Room
- Well Maintained Accommodation
- Off Road Parking & Garage
- No Onward Chain
- Open Plan Living Space
- Enclosed Rear Garden
- EPC C

The Property

43 Toll Gate Road is a well maintained semi-detached home, situated within a popular residential cul-de-sac on the outskirts of Ludlow. Benefitting from off-road parking, a garage, enclosed rear garden and offered to the market with no onward chain, this property is well suited to a range of buyers.

On entering the property, you are welcomed into an entrance hall with stairs rising to the first floor and access into the ground floor accommodation. The living room is a comfortable and inviting reception space, featuring an electric fireplace and opening through into the kitchen, creating an open plan feel between the two rooms. The kitchen is situated to the rear of the property and has been fitted with a modern range of matching wall and base units with generous worktop spaces. Benefitting from a skylight and a pleasant outlook over the rear garden, the kitchen is both bright and practical, with a door leading out to the side of the property. Located to the front of the property is the current home office/ reception room, which offers versatile use, ideal for those working from home or requiring a child's playroom etc.

Heading upstairs, the first-floor

landing gives access to two bedrooms and the family bathroom. Bedroom one is a generous double room benefitting from fitted wardrobes and pleasant views towards the rear garden and trees beyond. Bedroom two is another well presented bedroom, also enjoying a pleasant outlook and useful storage space. The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and W.C.

Outside, the property enjoys off-road parking to the front alongside access to the garage. Adjoining the garage is a particularly useful store area, providing excellent additional storage and utility space. To the rear is an enclosed garden which has been thoughtfully landscaped to create a lovely outdoor space. A paved seating area adjoins the rear of the property, while the remainder of the garden is mainly laid to lawn, creating a private and peaceful setting ideal for outdoor dining and relaxation during the warmer months. There are also two useful garden sheds, which offer further secure storage.

Overall, 43 Tollgate Road is a well cared for semi-detached home situated within a sought after residential location, offering flexible

accommodation, excellent storage and convenient access to Ludlow town centre and its range of amenities.

The Location

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

Shropshire Council - Band B

Broadband

Enquiries indicate the property has an estimated full fibre broadband speed of 1600Mbps. Interested parties are advised to make their own enquiries.

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
Telford - 29 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 (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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

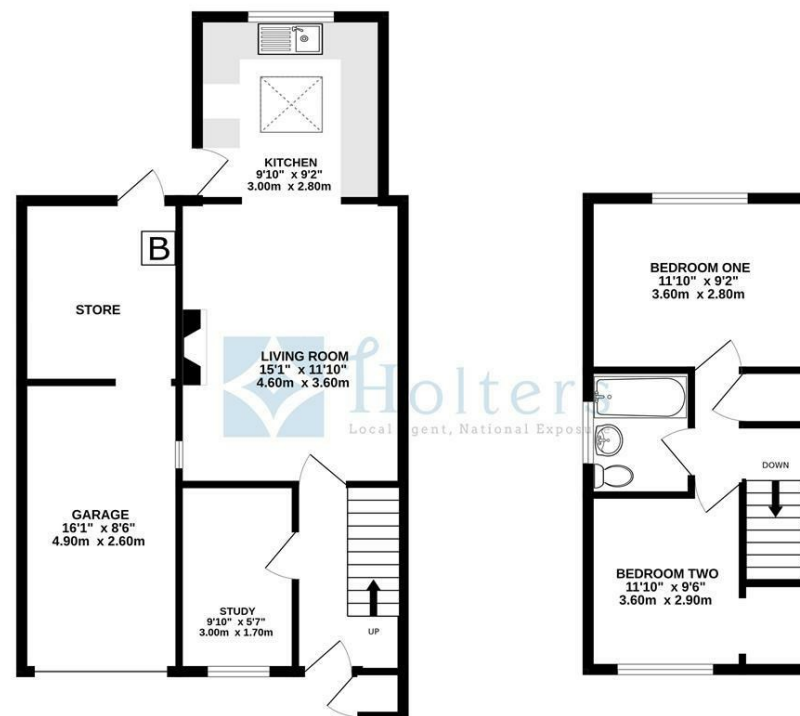
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA - 906 sq.ft. (84.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales	EU Directive 2002/91/EC	

