



SAMUEL WOOD

66 Raglan Place, Ludlow, SY8 2LW
Offers In The Region Of £218,000



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Situated in a convenient yet quiet location, this well-presented, modern two-bedroom end terrace home offers an excellent opportunity for a first-time, retirement or investment buyer. The property itself benefits from gas heating, parking for two vehicles and a good size rear garden. Available with no onward chain.

- 2 Double Bedrooms
- 2 Parking Spaces
- Lovely Garden
- Modern Home
- Convenient Location
- No onward Chain

Entering the front door, the ground floor comprises a living room and at the rear a kitchen/diner with a range of modern units, integrated four-ring gas hob, an electric oven, space for a dining table and chairs and double doors that open to the rear garden. There is a downstairs WC and walk in cupboard. To the first floor are two generous double bedrooms and a modern family bathroom with a shower fitted over the bath, finished to a contemporary standard. The property has two designated parking spaces, including an electric vehicle charging point, gated side access, leads to a good-sized rear garden featuring a gravel seating area, lawn and shed. The property a short walk to Ludlow shops, and schools.

Externally, the property benefits from two designated parking spaces, gated side access, and a good-sized rear garden featuring a gravel seating area and lawn, providing the perfect space for relaxing or outdoor dining.

Services:

Services: We understand that the property has mains electric, water and drainage. Gas fired heating to radiators,

Broadband Speed: 15 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

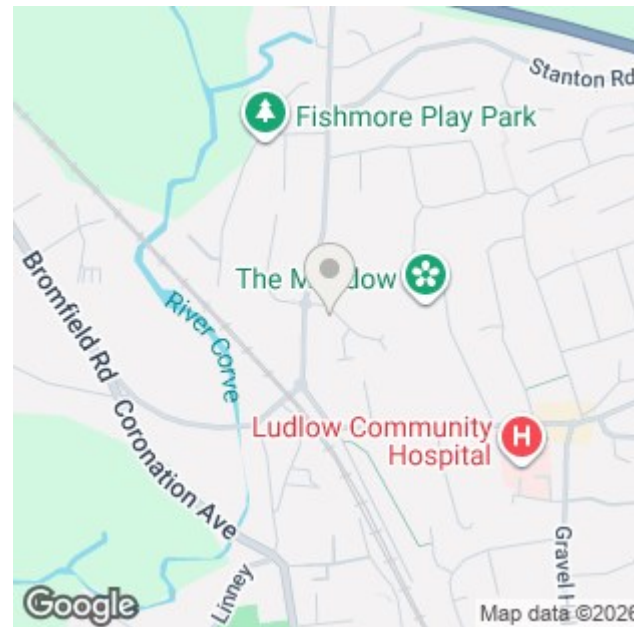
Council Tax Band: B

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



Floor Plans



Total floor area: 49.2 sq.m. (530 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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