



**49 Toll Gate Road, Ludlow, SY8 1TQ**

Offers in the region of £189,950



## 49 Toll Gate Road, Ludlow, SY8 1TQ

You do not need to pay to travel and view Toll Gate Road, but you may want to pay for this terraced house once you have seen it! Offering 2 double bedrooms, 2 reception rooms, off road parking, distant views and a south-facing rear garden, this superb home could be ideal for first time buyers.

- Mid-Terraced House
- Well Maintained Accommodation
- Off Road Parking
- Ideal First Time Purchase or Buy-to-Let
- 2 Double Bedrooms
- South-Facing Rear Garden
- UPVC Double Glazing & Gas Central Heating
- 2 Reception Rooms
- Distant Rear Views from First Floor
- Part of a Popular Residential Cul-De-Sac

### Key Features

- Mid-Terraced House
- 2 Double Bedrooms
- 2 Reception Rooms
- Well Maintained Accommodation
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- Distant Rear Views from First Floor
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### The Property

Introducing No.49 Toll Gate Road, which is a well presented, mid-terraced house, located within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is positioned towards the edge of Ludlow approximately 1 mile from the historic town centre with its many independently owned facilities, whilst closer to home useful amenities such as shops, a primary school, petrol station and a supermarket can be found.

Originally built in 1985 and part of a popular cul-de-sac made up of a number of other similarly aged and sized homes, No.49 Toll Gate Road has been upgraded and lovingly maintained by the current owners over recent years, including the addition of a combination boiler and the rear reception room, which leads out to the south-facing rear garden. The property has 2 double bedrooms, 2 reception rooms and 1 bathroom, while in addition there is a kitchen and a useful front porch area. From upstairs, distant countryside rear views can be enjoyed over neighbouring rooftops.

Inside, the ground floor accommodation is made up of the entrance porch, which acts as a useful storage area, a cupboard housing the combi boiler, entrance hall with stairs rising off to the first floor, the kitchen, living room and the rear reception room, which offers a variety of uses. On the first floor, a landing area gives way to a storage cupboard, the bathroom and 2 double bedrooms.

Outside, there is an off road parking area at the front of the property for 1 vehicle, while to rear there is a largely paved and gravelled for ease of maintenance garden, which has well-defined fenced boundaries, a useful garden shed, direct access back into the rear reception room and a useful back gate which opens to a passage leading around to the front of the property.

### 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 and Ludlow Fringe, so 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.

#### 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

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

#### What3words

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#### Referral Fees

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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.

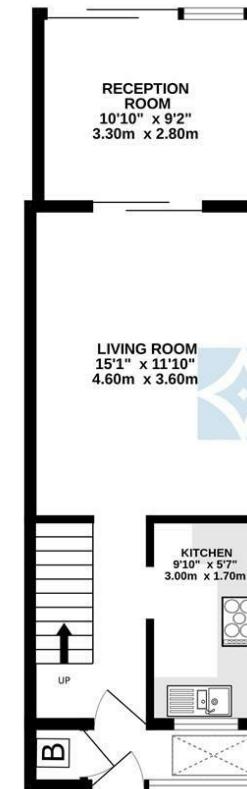
#### Wayleaves, Easements and Rights of Way

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.

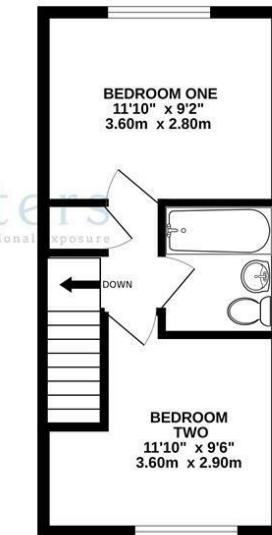
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Consumer protection from unfair trading regulations 2008 -  
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GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. These floor plans are for guidance only and should not 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		
(59-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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