



47 New Street, Ludlow, SY8 2NJ

Offers in the region of £169,950



Holters
Local Agent, National Exposure

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There may be nothing New about this charming period property, but that is precisely part of its appeal. Combining characterful accommodation, a sizeable rear garden and distant frontward views, this delightful home enjoys a convenient location within Ludlow and is available with no onward chain.

- Mid-Terraced House
 - Open-Plan Kitchen/Diner
 - Distant Frontward Views
- 2 Bedrooms
 - Well Maintained Accommodation
 - Available with No Onward Chain
- Period Features
 - Sizeable, South-West Facing Rear Garden
 - Ideal for Downsizing, First Time Purchase or Buy to Let Investment
- Approx. 0.75 Miles from Historic Town Centre

The Property

Introducing No.47 New Street, which is a charming, mid-terraced period property, located within the historic market town of Ludlow, surrounded by glorious Shropshire countryside and positioned approximately 0.75 miles from the vibrant town centre with its many independently owned shops, cafés, restaurants and facilities.

Situated within a popular residential area, No.47 New Street offers well-maintained accommodation throughout and is available with no onward chain. Combining character features, generous outside space and distant countryside views from the first floor, this delightful home could be ideal for first time buyers, downsizers, investors or those seeking a buy-to-let opportunity within one of Shropshire’s most desirable towns.

Inside, the accommodation spans across 2 floors and has been thoughtfully maintained by the current owners. The front door opens into a welcoming living room, which enjoys plenty of natural light and features an attractive brick fireplace, creating a warm and inviting focal point. Leading through to the rear of the property is the kitchen/dining room, fitted with a range of base and

wall units, work surfaces and space for appliances, whilst also offering ample room for dining and entertaining. A rear door provides direct access out to the garden and stairs rise up to the first floor.

On the first floor, the landing area gives way to the bathroom and both bedrooms. Bedroom one is a generous double room positioned to the front of the property, enjoying distant countryside views, while the second bedroom enjoys a pleasant outlook over the rear garden. The bathroom is fitted with a matching suite comprising bath with shower over, wash basin and W.C.

Outside, the property benefits from a sizeable, south-west facing rear garden which is a particularly attractive feature of the home. The garden is predominantly laid to lawn with established borders, mature planting and a number of seating areas positioned to enjoy the surroundings. A paved patio adjoining the rear of the property provides the perfect space for outdoor dining and relaxation during the warmer months of the year. A useful garden store further enhances the practicality of the outside space. There is no designated parking, however there is unrestricted parking

directly out front on New Street.

Overall, No.47 New Street presents an excellent opportunity to acquire a well maintained home, combining character, generous outside space and a highly convenient location close to both town amenities and countryside walks. With no onward chain, this charming property is sure to appeal to a wide range of purchasers looking to enjoy all that Ludlow has to offer.

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 and Green Fair, 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.

Council Tax

Shropshire Council - Band A.

Tenure

We are informed the property is of freehold tenure.

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

///garden.freed.magically

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

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.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

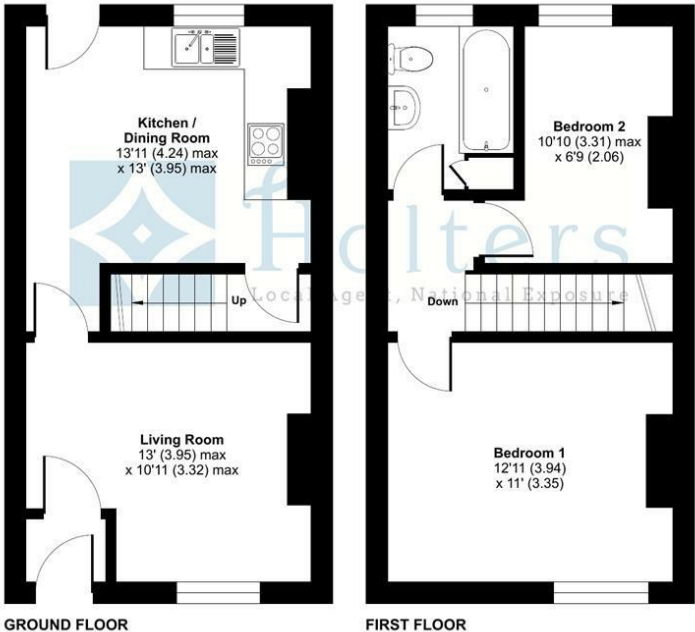
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

New Street, Ludlow, SY8

Approximate Area = 656 sq ft / 60.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1472494

