



46 Raglan Place, Ludlow, SY8 2LW

Offers in the region of £200,000

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Step inside number 46 Raglan Place, a modern 2 bedroom, semi-detached home offering well-presented accommodation, off road parking and a low-maintenance enclosed rear garden. Perfect for first time buyers, downsizers or investors alike, this property is ready to move straight into!

- A Modern Semi-Detached Home
- Enclosed Rear Garden
- Popular Residential Development
- EPC B
- 2 Double Bedrooms
- Off Road Parking
- Ideal First Time Buy or Investment
- Stylish Kitchen/Diner
- Well Presented Throughout
- Close to Ludlow Town Centre

The Property

Built in 2021, 46 Raglan Place is a modern semi-detached home located on a popular residential development on the edge of the historic market town of Ludlow. This attractive property offers bright and comfortable accommodation across two storeys and benefits from off road parking and a private, enclosed rear garden.

The front door opens into the living room, a light and welcoming space with stairs rising to the first floor. The kitchen/diner is fitted with a range of modern wall and base units and benefits from an integrated oven and gas hob with extractor over, space for a washing machine and fridge freezer, and ample worktop space. There is plenty of room for a dining table and chairs, while French doors open directly out to the rear garden, allowing for easy indoor-outdoor living during the warmer months. Completing the ground floor is a useful downstairs cloakroom fitted with a WC and wash basin and a useful storage cupboard.

Upstairs, the first floor landing gives

access to two well-sized double bedrooms and the family bathroom. Bedroom one is positioned to the rear of the property and benefits from fitted sliding wardrobes, providing excellent storage. Bedroom two is another comfortable double room at the front of the property. The bathroom is fitted with a modern white suite comprising of a panelled bath with shower over, WC, and wash basin.

Outside, the property enjoys the advantage of allocated off road parking to the front. To the rear is an enclosed garden, featuring a paved patio area ideal for outdoor dining and entertaining, and a further gravelled section offering flexibility for pots and seating. The garden is fully fenced, creating a safe and private space.

Situated within easy reach of Ludlow town centre, local schools and amenities, this appealing home offers convenient and comfortable living in a sought-after location. Whether you are taking your first step onto the property ladder or looking for an investment opportunity, 46 Raglan Place could be just what you've been waiting for!

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, 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

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 900Mbps. Interested parties are advised to make their own enquiries.

What3Words

//horns.threaded.unicorns

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.

Money Laundering Regulations

In order to comply with current legislation,

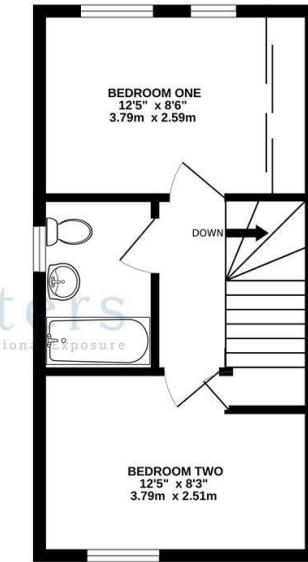
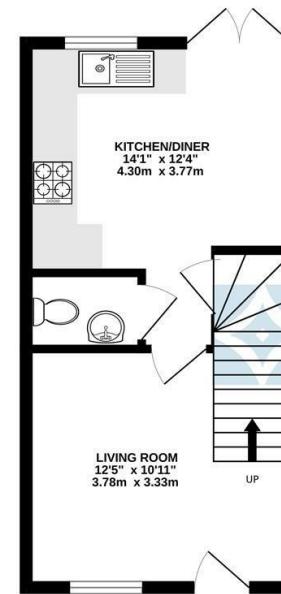
we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports 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.

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 of representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor 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.

GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



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Local Agent. National Exposure

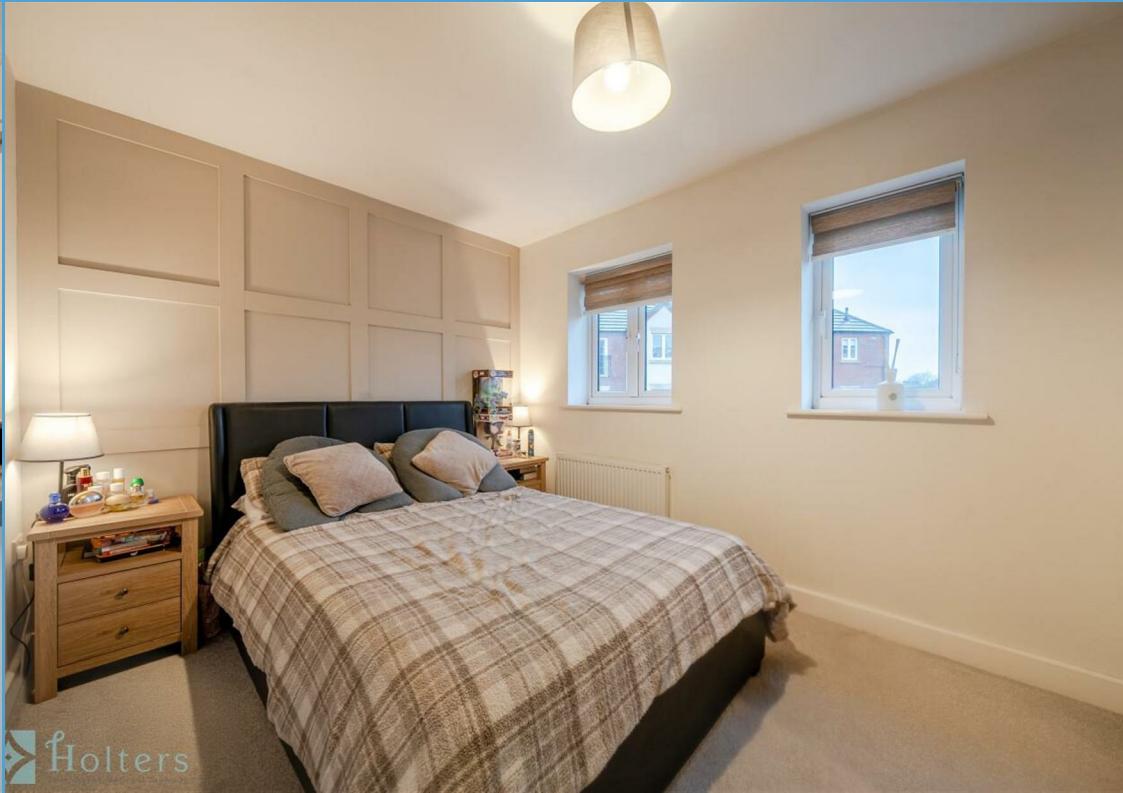
TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained within, measurements of doors, windows, rooms and other features may not be exact. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee is given 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		97
(81-91) B		83
(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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