



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

**Offers in the region of £209,000**



**Holters**  
Local Agent, National Exposure

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

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, garage and off-road parking, and is available with no onward chain.

- Semi-Detached Home
- 3 Bedrooms
- Situated in a Popular Residential Cul-De-Sac
- 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 which offers flexible accommodation ideal for those working from home or requiring an additional single bedroom.

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

///split.workshops.glows

Referral Fees

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

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.

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.



