



SAMUEL WOOD

16 Bringewood Road, Ludlow, Shropshire, SY8 2LZ

Offers Based On £275,000



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This three bedroom detached bungalow sits in a mature and well respected residential area having gardens to both front and rear, driveway parking and garage. Accommodation, in need of upgrading and improvement, benefits from partial electric heating and double glazing and is available with no onward chain.

- Three bedroom detached bungalow
- Mature and well respected residential area
- Mature gardens front and rear
- Garage and driveway parking
- Bungalow in need of upgrading and improvement
- No onward chain

The internal accommodation is accessed via Entrance Porch which in turn leads to an L-shaped Entrance Hall. The Living Room has window to frontage and tiled fireplace with double doors into the Dining Room. Kitchen has a range of fitted cupboards and the airing cupboard housing the hot water cylinder. Door from the kitchen leads into a rear Conservatory/Porch.

There are three bedrooms, two of which have fitted wardrobes and a shower room with a modern walk-in shower, WC and wash hand basin.

Bringewood Road is a mature and well respected residential area of similar bungalows. This property having the added benefit of the town Bus service stopping outside the front of the house and therefore the town centre and it's excellent range of facilities are easily accessible.

Property enjoys a popular location with mature gardens to both front and rear. The front garden has a low retaining wall and excellent driveway parking, which in turn leads to rear garden which is enclosed by mature hedging with shrubs and a greenhouse.

**Services**

Mains water, drainage and electric, some electric storage heating, open fire in living room, Windows are double glazed.

It is understood that gas comes into the property, but there is currently no appliances connected

Broadband Speed: Basic 15Mbps, Superfast 42Mbps, Ultrafast 1800Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

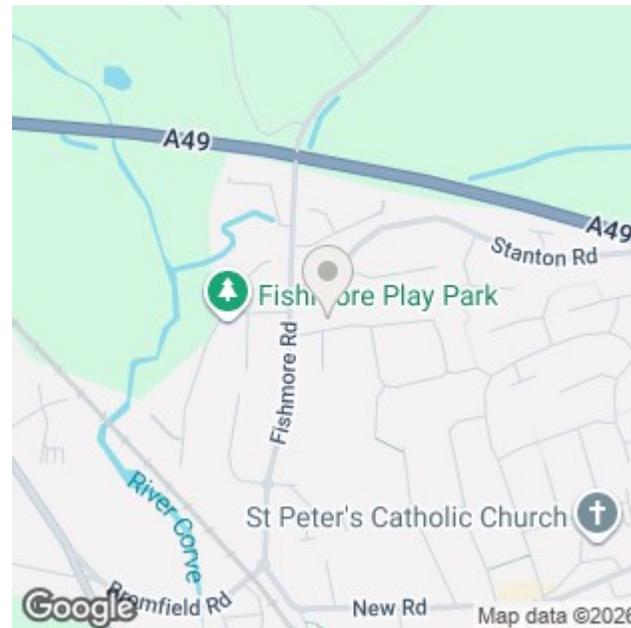
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

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 Ludlow office on 01584 875207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader on 07974 015 764.



## Floor Plans



### Floor Plan

Floor area 94.7 sq.m. (1,020 sq.ft.)

**Total floor area: 94.7 sq.m. (1,020 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](http://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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