



SAMUEL WOOD

30 Bringewood Road, Ludlow, Shropshire, SY8 2NA

Offers Over £300,000



* MOTIVATED VENDOR OPEN TO OFFERS FOR A QUICK SALE * This immaculately presented 3 bedroom link detached bungalow sits in a popular and mature residential area enjoying excellent driveway parking, garage and gardens to front, side and rear. Accommodation benefitting from double glazing and gas fired heating includes: Entrance Porch, Entrance Hall, L-shaped Lounge / Dining Room, modern Kitchen, 3 double Bedrooms, Shower Room and separate WC. EPC Rating - D NO ONWARD CHAIN

- 3 bedroom link detached bungalow
- Mature and well respected residential area
- Well maintained gardens, front, side and rear
- Driveway parking and garage
- Gas heating and double glazing
- Modern kitchen and bathrooms
- No onward chain
- Roof top views

Bringewood Road is a popular residential area enjoying an elevated position with partial views across the rooftops. Ludlow's historic town centre is a short distance away and offers a good range of shopping, recreation and educational facilities together with a mainline railway station.

Front door opens into

Reception Porch

with window to frontage and door to rear garden, glazed door then leads into

L-shaped Entrance Hall

with access to roof space which has been boarded down the middle and has a light fitted. The hall has double doors into a useful coat cupboard with hooks and shelving

Cloakroom

with window to front side and a wc in white

L-shaped Lounge / Dining Room 19'8" x 18'11" (6.00m x 5.78m)

with window and door onto rear garden and window to rear side. The dining area has ample room for table and chairs whilst the sitting area has room for a 3 piece suite and has a fitted bookshelf

Kitchen 10'9" x 7'7" (3.30m x 2.32m)

Nicely fitted with a modern range of matching units with oak styled fronts, heat resistant work surfaces, stainless steel splashbacks, Neff electric hob with extractor positioned above, Bosch double electric oven and Bosch microwave. There is an integrated fridge and washing machine and door into a Boiler Cupboard housing the Worcester wall mounted gas fired boiler which heats domestic hot water and radiators. Further door into Pantry Cupboard with shelving

Bedroom 1 12'4" x 8'10" (3.78m x 2.70m)

with window to frontage

Bedroom 2 10'4" x 9'4" (3.16m x 2.87m)

With window to frontage

Bedroom 3 9'5" x 8'11" (2.88m x 2.72m)

With window to side

Shower Room 7'1" x 5'2" (2.17m x 1.60m)

With window to front side and a suite of wash hand basin with vanity cupboard, corner shower unit with shower fitted and attractive tiled splash backs

Outside:

The property is approached through double opening gates onto a tarmacadam driveway. Off here an up and over door leads into the garage which has light and power fitted, window and door into the rear garden. Also part of the garage but externally accessed is a door into a toilet with flush wc. The enclosed front garden is beautifully maintained with wall to the front boundary, gravelled and slate sections interspersed with flowering beds with plants. A pathway then continues down the side of the property with lawned garden and this in turn leads to the rear which is enclosed by fencing to side and rear elevations and a view across the rooftops. There is a paved seating area at the rear of the bungalow, lawned sections, attractive flowering borders and further gravelled seating area.

Services:

Mains electricity, mains water, mains drainage and mains gas. Gas fired heating to radiators, windows are double glazed. Flood risk – very low. Broadband speeds 15 – 80 Mbps.

Local Authority:

Shropshire Council, tax band - D

Tenure:

The property is freehold

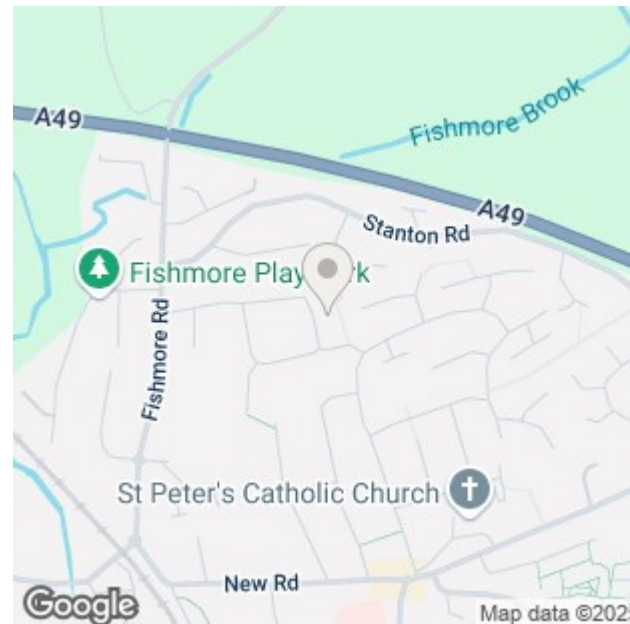
Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

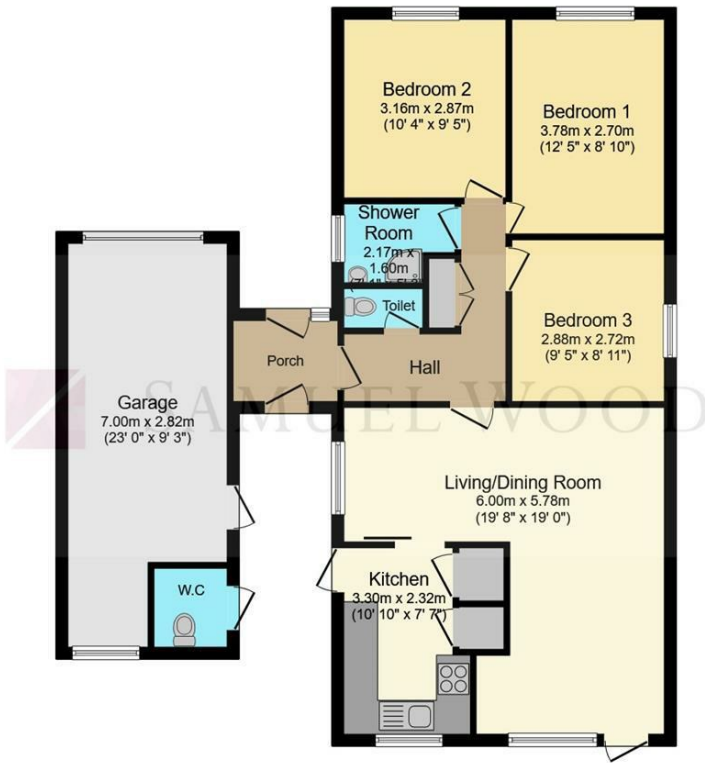
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

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.



Floor Plans



Floor Plan

Total floor area 94.8 m² (1,020 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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
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