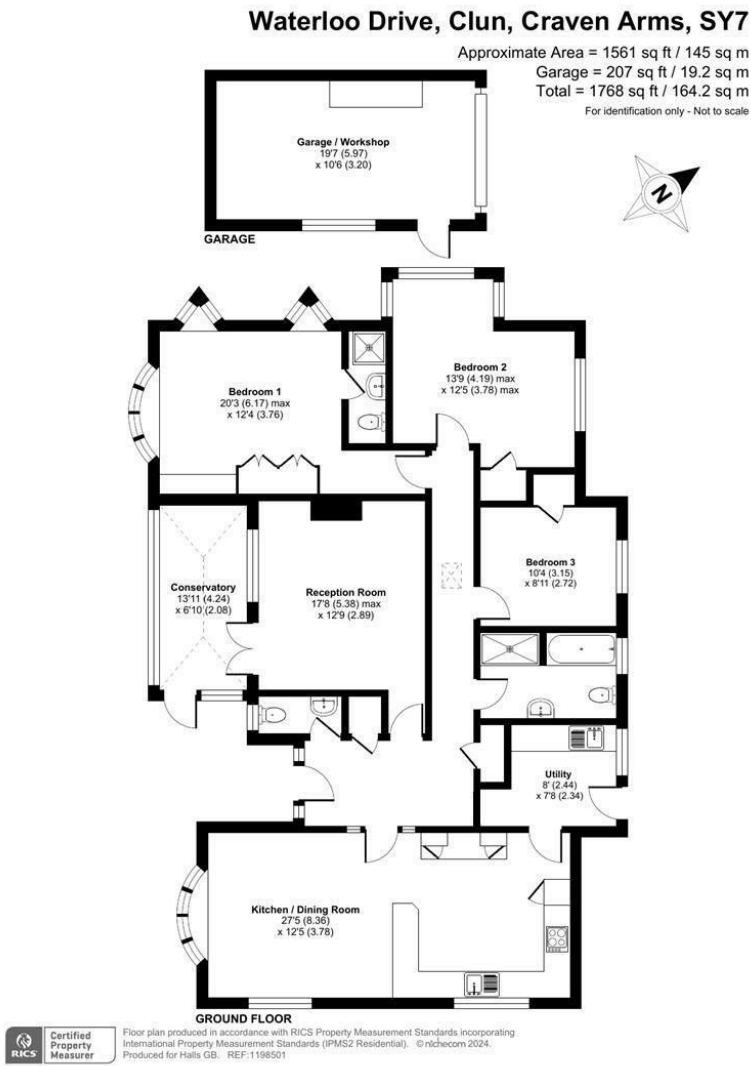


FOR SALE

Avalon 2 Waterloo Drive, Clun, Craven Arms, SY7 8JD



FOR SALE

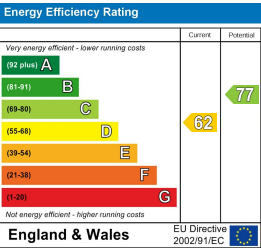
Offers in the region of £515,000

Avalon, 2 Waterloo Drive, Clun, Craven Arms, SY7 8JD

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully situated, detached bungalow with well presented accommodation comprising 3 bedrooms, en-suite and family bathroom, living room, open plan dining room/kitchen, conservatory, utility room, hall and cloaks/WC. Garage, parking and good sized level gardens with delightful views across open fields to the River Clun and the stunning countryside beyond. Peacefully located just a few minutes walk from the centre of this historic small town.

Halls 1845

01588 638 755

**Bishops Castle Sales**  
33b Church Street, Bishops Castle, Shropshire, SY9 5AD  
E: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)



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1 Reception Rooms



3 Bedrooms



2 Bath/Shower Rooms



- Beautifully situated detached bungalow
- Spacious 3 bedrooms
- Lounge, kitchen/diner, conservatory
- En-suite and family bathroom
- Garage, parking and lovely gardens
- Edge of town setting with wonderful views

#### GENERAL REMARKS

Avalon is a well presented detached bungalow, which occupies an enviable position on the edge of this ever popular small town. It forms part of a select development of 4 similar dwellings, which overlooks its own shared river meadow, bordered by the River Clun, after which the town and stunning valley is named. Whilst some upgrade of the accommodation would be beneficial, it provides a versatile arrangement including 3 bedrooms, en-suite and family bathroom, living room, open plan dining room/kitchen, conservatory, hall, utility and WC.

The outside spaces are a delight, with ample parking, single garage, private areas to the rear and open lawns to the front which boasts the best views.

#### SITUATION

Waterloo Drive is set on the edge of Clun, with just a short walk to its centre and its local amenities and services, which include a doctors surgery, primary school, 2 public houses, church, tea rooms, community halls, independent shops and convenience store. Clun is the jewel in the crown of the Valley, after which it was named and is one of the most tranquil places with the River Clun which flows from west to east under the historic packhorse bridge and the ruins of the Norman Castle looking on. The larger towns of Bishops Castle and Knighton are just a few miles away, with Craven Arms and Ludlow providing access to the railway network and a wide range of services.

#### ACCOMMODATION

Arranged over one level, the well designed and presented bungalow is more particularly described as follows:

#### ENTRANCE PORCH

Recessed open fronted porch into:

#### ENTRANCE HALL

Double glazed door, fitted carpet, storage cupboard, airing cupboard, radiator and rooflight.

#### CLOAKS/WC

Low flush WC and wash basin.

A door leads from the hall to the open plan kitchen/dining room.

#### DINING ROOM

Fitted carpet, windows to the side and front with views over the gardens and shared field, the River Clun and countryside beyond. Open plan to the:

#### KITCHEN

Finished with a range of timber faced base and wall cupboards, worktops, AEG ceramic hob and electric double oven below, integral fridge/freezer and dishwasher, stainless steel sink unit, glass partition, fitted carpet, radiator and door to:

#### UTILITY

Tiled floor, stainless steel sink unit, worktop and wall cupboards, space for washing machine, Mistral oil boiler and door to the rear.

Off the hall and inner corridor are doors to:

#### LIVING ROOM

With a tiled fireplace with wooden surround and mantelpiece, fitted carpet, radiator and double glazed door into:

#### CONSERVATORY

A great space overlooking the garden, the River Clun and the rolling countryside beyond. This is a UPVC double glazed construction, with tiled floors, roller blinds to ceiling and walls and a door to the outside.

#### BATHROOM

A coloured suite of bath, WC, wash basin and tiled shower cubicle with sliding doors and mixer shower, fitted carpets, radiator and wall heater, extensive tiling, shower light and mirror.

#### BEDROOM 1

With windows to two elevations, including to the front garden, the river meadows and open fields, fitted carpet and radiator.

#### EN-SUITE SHOWER ROOM

With WC, wash basin and tiled cubicle with electric shower, towel radiator and mirror fronted vanity cabinet.

#### BEDROOM 2

With a bay window to the side gardens and window to the rear, fitted carpet, radiator and recessed wardrobes.

#### BEDROOM 3

Window to the rear, fitted carpet, radiator and recessed wardrobes.

#### OUTSIDE

The property is accessed by a shared private drive and occupies a particularly quiet spot, with views from the front over the shared pasture meadows bordered by the River Clun. Delightful views extend beyond to a patchwork of fields and wooded hills.

A tarmac drive leading to the semi-detached single brick garage with ample parking space to the side and front. Level lawns and edging border stand to the front of the bungalow and a path leads around the side to the rear, which has a path along the back of a raised narrow garden retained by a mature hedge. A paved patio lies to the far side, with a greenhouse and a very private garden area with a wooden fence and wicket gate back to the front lawns.

#### SERVICES

We understand that mains water, electricity and drainage are connected with oil central heating and double glazing.

NOTE: None of the services or installations have been tested by the Agents.

#### AGENT NOTE

- 1) Waterloo Drive is an un-adapted road. Numbers 1 - 4 are responsible for the maintenance of this road.
- 2) The property benefits from a quarter share of the 'Waterloo fields' situated to the front, beyond the shared road which protects the enjoyment of the location. Numbers 1 - 4 are equally responsible for the maintenance of this field.
- 3) The property is being sold by a deceased estate and an application for probate was made in mid October 2024.

#### TENURE

We understand this to be freehold.

#### VIEWING

Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755. Email: [bishopscastle@halls.gb.com](mailto:bishopscastle@halls.gb.com)

#### COUNCIL TAX

Band E - Shropshire Council

#### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.