



10 Ludlow Avenue, WN2 4RD

Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this excellent semi-detached bungalow, positioned within a very sought-after location. This well-proportioned home sits on a generous corner plot, would suit a range of buyers, and is offered with no onward chain. Entry is via a spacious, welcoming entrance hallway which leads into the generously sized accommodation. The spacious lounge and fitted kitchen are located to the rear of the property. There is a separate dining room and a family bathroom situated in the middle of the home, whilst to the front are two generous bedrooms. A staircase rises to the first floor, where there are two further bedrooms. Outside, this property occupies a generous plot next to the 'Clay Hole'. The larger-than-average front and side gardens are low-maintenance and well-presented. There is ample off-road parking to the side, as well as a garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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