



12, Greenacres
Ludlow, SY8 1LU

Price
£290,000

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12 Greenacres

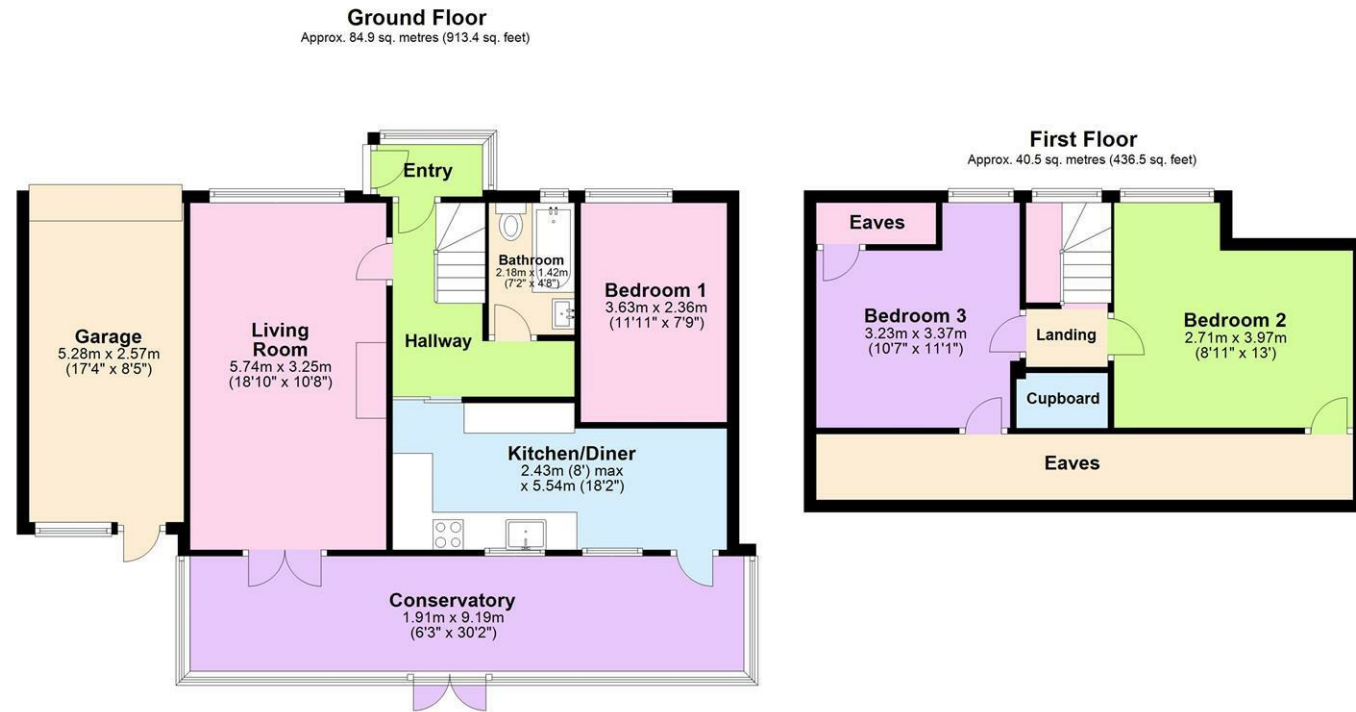
Ludlow

This beautifully presented three bedroom dormer bungalow has been refurbished and enhanced by the current owners. Walking distance to Ludlow town center and station.

- Refurbished Bungalow
- Within walking distance of local shops and a stroll from the town centre.
- Three bedrooms
- Lounge with Clearview log burner
- Garage and off street parking
- Internal viewing highly recommended.

Directions

From the Ludlow office cross market street and turn into Mill Street continue along Raven Lane and cross Broad street into Brand Lane. Turn right into Old Street and then take the second turning on the left into Temeside, continue up Weeping Cross Lane at the T junction turn right onto Sheet Road follow sheet Road and take the second turning on your right signposted Greenacres, turn right at the top and then the property will be found on the right hand side.



Total area: approx. 125.4 sq. metres (1349.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

OFFERED TO THE MARKET WITH NO ONWARD CHAIN This property has been enhanced and refurbished by the current owners and is a wonderfully decorated and upgraded three bedroom dormer bungalow, offered to the market in move in condition, situated in a mature and popular residential area on the outskirts of Ludlow town. The property has been re-plastered to the ground floor and has the benefit of new wiring to the downstairs as well. , together with UPVC double glazing to windows, French and kitchen doors.

Greenacres is a very popular residential area, close to local shops and within a stroll of the historic Medieval town centre of Ludlow

Property description

Park in your driveway and take the path to the front porch ideal for wet and muddy boots and a place to towel the dog dry after a long walk. A further door opens into the Reception hall, which has beautiful geometric Karndean flooring, stairs rising to the first floor and doors to all ground floor rooms. The Lounge is located on the right as you enter the property and has a Picture window to front aspect There is a feature chimney breast with mantle and a Clearview multi-view stove. Casement doors to the rear of the lounge open into a large conservatory which spans the rear elevation and overlooks the garden., and is need of upgrading Go back into the hall and at the end of the hallway you enter the kitchen area which has been fitted with a modern range of matching floor and wall units, heat resistant work surfaces and tiled splashbacks. There is an electric hob with extractor above, electric under counter oven The kitchen has plumbing for a washing machine, slimline dishwasher and fridge freezer. There is ample space for a table and chairs. There is a further door from the kitchen leading into the conservatory,(which is need of upgrading). Also on the ground floor there is a bedroom with windows to front aspect, and the family bathroom is located next door. The bathroom has a window to front aspect and a modern suite in white, including a wash hand basin with vanity cupboard, WC, panelled bath with central taps and double headed shower fitted. Attractive tiled wall and mirrored vanity cupboard and wall hung heated towel rail. Take the stairs to the first floor to a well-proportioned landing with a window to the front aspect offering natural light together with a large shelved cupboard Off the landing there are two further double bedrooms both of which offer far reaching views of the roof tops of Ludlow and the open countryside and hills of Shropshire beyond.. The first floor bedrooms have eaves storage. The bedrooms are both light and airy.

Gardens

The front garden is fully enclosed with mature hedging to front and both side elevations , making this a very private space, and where the current owners have a table and chairs to sit quietly with a chilled glass of wine and enjoy the remarkable sunsets. The garden is laid to lawn with well-established borders with shrubs and trees. A Lawned area sits to the side of the property and in turn leads around to the rear enclosed garden once again offering seclusion and privacy, being enclosed with hedging and fencing. The rear garden is mainly laid to lawn but there are a selection of fruit trees.

Parking and Garage

The property has double wrought iron gates leading onto a tarmacadam driveway which provides parking for 2 cars. The single Garage has an up and over door to the front and a pedestrian door and window to the rear of the garage. The Warm-flow oil-fired boiler is located in the garage

Services

Mains electricity, mains water, mains drainage. Oil-fired heating

Tenure Freehold

Local Authority - Shropshire County Council

Tax - Band C

Services

Gas is not connected to the property but is in the street. It should be noted that the current owners have replaced all the radiators and piping connected to the central heating. The property has been re-wired to the downstairs with a new consumer unit. The bungalow has been re-plastered to the ground floor , and all the windows to the main house have been replaced. The conservatory has been left as a blank canvas for the new owner.

Location

This bungalow is nestled on the out skirts of Ludlow town centre, within walking distance to Ludlow town centre which offers a range of independent traders, shops and cafés with frequent open air markets, food festivals, events and the infamous Castle. Regarded as one of the best "foodie" towns in the country and with some of the most beautiful buildings anywhere which showcases how building forms have developed from the medieval period through to the 18th and 19th Century.

Transport facilities are brilliant with good road and rail links to all major towns and cities. Shrewsbury to the north and Hereford to the south are located approximately 25/30 miles away and offer extensive entertainment and leisure facilities and a wide range of national and chain stores.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01584 874450 to book your appointment.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



