



71, Bringewood Rise, Ludlow, SY8 2NE
Price £375,000

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71 Bringewood Rise Ludlow

Situated within walking distance of Ludlow town centre, this well presented and spacious 3 bedroom bungalow, sits in a lovely residential area, with far reaching views across the roof tops to open countryside beyond. The accommodation has been extended to provide a wonderful open plan kitchen, garden room, with views over the rear garden. L shaped lounge, which incorporated a formal dining area. Three generous bedrooms two bathrooms Master having en-suite shower room.

- Detached bungalow
- 3 double bedrooms
- 2 bathrooms
- Popular residential area
- Far reaching views
- Off road parking and single garage
- Delightful gardens

Material Information

Price £375,000

Tenure: Freehold

Local Authority: Shropshire

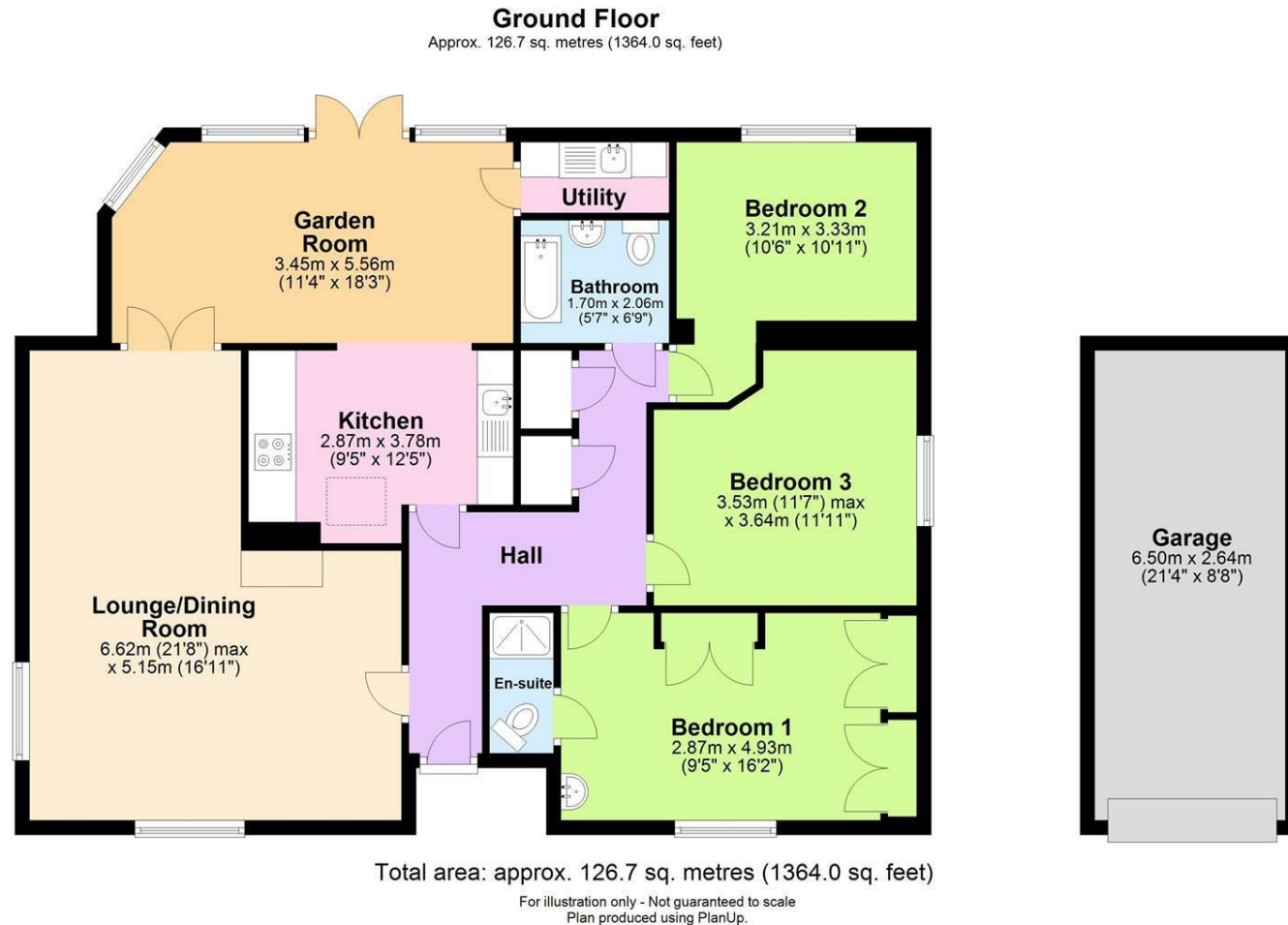
Council Tax: D

EPC: C (77)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Situated within walking distance of Ludlow town centre, this well presented and spacious 3 bedroom bungalow, sits in a lovely residential area, with far reaching views across the roof tops to open countryside beyond. The accommodation has been extended to provide a wonderful open plan kitchen, garden room, with views over the rear garden. L shaped lounge, which incorporated a formal dining area. Three generous bedrooms two bathrooms Master having en-suite shower room.

Property Description

The elevated brick paved driveway provides parking for visitors. From the driveway, take the steps to the covered porch and enter through the front door into a large and bright hallway, the light being provided by the light tunnel. There is loft access in the hall and the access is via pull down ladder. A large walk-in cupboard with both shelving and hanging space for coats etc., and Airing Cupboard which houses the pressurised hot water system. The lounge/dining room is located on your left and has a large feature picture window to front aspect over-looking the far reaching views over roof tops and beyond into the Shropshire countryside. There is a gas coal effect fireplace to add a touch of ambience on the dark winter nights. The dining area has double doors which open into the garden room, which is of UPVC construction with a solid roof and over-looks the rear garden and like the lounge also enjoys the roof top views including the Clee Hill, an archway from the garden room opens into the kitchen. The kitchen has a range of floor and wall units in cream with coordinating tiled splash backs. Gas hob, with under counter electric oven with extractor over, Space for dishwasher and fridge/freezer. From the garden room there is a door to the utility room with window to rear aspect, stainless steel sink unit, with space for washing machine and tumble dryer. wall mounted Worcester gas fired boiler which heats both the domestic hot water and radiators. The Master bedroom has window to front aspect offering roof top and far reaching views, there is an excellent range of fitted bedroom furniture to include wardrobes, chest of drawers, bedside cabinet, eye level cupboards. The bedroom has a vanity unit in the bedroom which provides a useful storage cupboard beneath. The Master bedroom has the benefit of an en-suite shower room with window to front aspect and a suite in white of WC and tiled corner shower cubicle and further tiled splash-backs. Bedroom two has window overlooking the rear garden with far reaching views towards Clee Hill and access to loft space. The third bedroom is also a double and is currently used as a study with window to side aspect. The family bathroom has large double glazed Velux window and a modern white suite comprising of hidden cistern WC, vanity unit with cupboard beneath and panelled bath with shower over, and glass shower screen,

Garden

The property is approached via a paved driveway which provides parking. The bungalow is in an elevated position with garage beneath having electrically operated roller door, light and power fitted. Steps lead up to the front of the bungalow. The front garden has gravelled area providing space for table and chairs. There are both raised beds and flower beds. The bungalow has gated side to the rear. The rear of the property has a large patio area providing further space for table and chairs. The lawn area has sleeper edges and there is flower beds with shrubs and plants offering a wealth of colour. The bungalow is bordered by both mature hedging and high board fencing, giving the property a feeling of privacy and seclusion. At the top of the garden there is a decked seating area with summer house and a rhubarb bed.

Garage & Parking

A bricked driveway provides parking and leads to a single garage sitting underneath the property. The garage benefits from an electrically operated roller door, light and power sockets.

Services

Mains electric, water, drainage and gas.

The property benefits from solar panels on the roof.

Shropshire Council : Tax Band D

Tenure : Freehold

Location

Bringewood Rise is located within walking distance of the town centre. This popular market town is recognized for supporting independent traders, shops and cafés with frequent open air markets, food festivals and events. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 24 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

DIRECTIONS

From the office in Ludlow continue across Castle Square and turn right onto The Linney stay on this road at the T junction turn left onto Coronation Avenue B4361, go past the Applegreen service station and take the next right onto Bromfield Road go under the railway bridge, at the roundabout take the first exit onto Fishmore Road, go over the mini roundabout and take the next right onto Bringewood Road turn



