

Ludlow Close, Willsbridge, Bristol, BS30
 Approximate Area = 734 sq ft / 68.1 sq m
 For identification only - Not to scale

The important bit We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drailed down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

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Like what you see? Get in touch to arrange a viewing!



15 Ludlow Close, Willsbridge, Bristol, BS30 6EA
Offers In Excess Of £325,000





Council Tax Band: C | Property Tenure: Freehold

WHAT A GEM! Nestled in the tranquil cul-de-sac of Ludlow Close, Willsbridge, Bristol, this charming semi-detached home offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful yet accessible location. The home features a welcoming reception room, perfect for relaxation or entertaining guests. The spacious kitchen/diner is designed for both cooking and dining, making it the heart of the home. The property is well presented throughout, ensuring a warm and inviting atmosphere. Outside, you will find the driveway parking and a lovely rear garden, an excellent spot for outdoor activities or simply enjoying the fresh air. Situated close to local school, this property is perfect for families with children. Additionally, the nearby Willsbridge Mill offers beautiful walks and a chance to connect with nature, enhancing the appeal of this lovely home. This semi-detached house in Willsbridge is not just a place to live; it is a wonderful opportunity to create lasting memories! Don't miss the chance to make this charming property your new home.



Entrance Porch

4'11" x 2'4" (1.50m x 0.71m)
Double glazed door to front, fuse board, door to lounge.

Lounge

14'8" max x 14'7" (4.47m max x 4.45m)
Double glazed window to front, radiator, gas fire and surround (gas fire disconnected), door to porch.

Inner Hall

Stairs to first floor landing.

Kitchen/Diner

14'7" x 9'5" (4.45m x 2.87m)
Double glazed window to rear, double glazed French doors to rear garden, radiator, wall and base units, worktops, tiled splash backs, sink and drainer, fitted washing machine, integrated dishwasher, gas hob, double oven and cooker hood, space for fridge/freezer.

First Floor Landing

9'10" x 4'6" (3.00m x 1.37m)
Double glazed window to side, loft access (loft housing gas combi boiler, drop down ladder, part boarded and light).

Bedroom One

13'3" max x 9'9" max (4.04m max x 2.97m max)
Double glazed window to front, radiator built in wardrobes.

Bedroom Two

9'9" max x 9'6" (2.97m max x 2.90m)
Double glazed window to rear, radiator, built in wardrobe.

Bedroom Three

8'6" x 5'10" (2.59m x 1.78m)
Double glazed window to front, radiator.

Bathroom

6'9" x 5'5" (2.06m x 1.65m)
Double glazed window to rear, W.C, vanity wash hand basin, enclosed bath with shower over, shower screen, light up mirror, tiled flooring, part tiled walls, heated towel rail, extractor fan.

Front

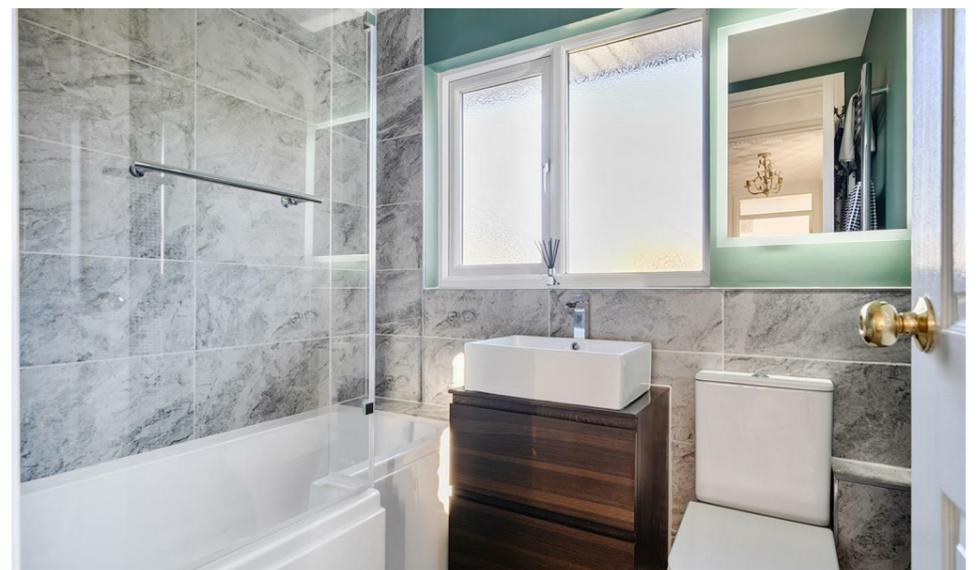
Gravel area, gated side access, canopy over front door.

Rear Garden

Enclosed rear garden, lawn area, outside tap, patio area, shrubs and plants, shed, gated side access, rear patio, gravel area.

Driveway

Tandem parking for two cars to the side of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

