SAMUEL WOOD

17 Bringewood Road, Ludlow, Shropshire, SY8 2LZ

Offers Based On £259,995

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Ludlow, Shropshire, SY8 2LZ

3 1 2 D

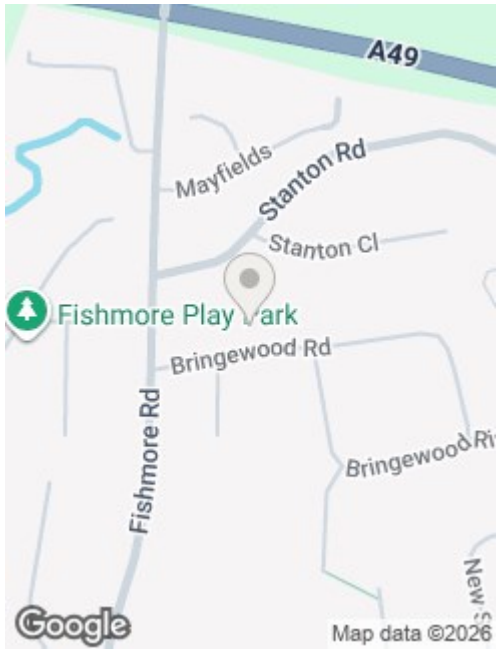
- 3 Bedroom Detached Bungalow
- Garage & Driveway Parking
- 2 Reception Rooms
- In Need of Modernisation
- Gardens Front & Rear
- No Onward Chain

Set within a popular residential area on the edge of Ludlow's historic market town, this bungalow presents an excellent opportunity to acquire a well-proportioned three-bedroom detached bungalow, offering versatile accommodation, generous gardens, and excellent local amenities close at hand. Ludlow itself is renowned for its vibrant market town charm, offering an array of independent shops, cafes, restaurants, and cultural attractions, as well as excellent transport links and access to beautiful surrounding countryside. EPC on order.

A welcoming entrance porch opens into a central reception hallway, complete with a large built-in storage cupboard, setting the tone for the practical and well-designed layout throughout. To the left, a generously sized living room offers a bright and comfortable space for relaxation, benefitting from ample natural light. The dining room provides an ideal setting for entertaining and flows seamlessly into the kitchen, which is fitted with a range of units, includes a useful pantry cupboard, and gives access to the rear conservatory.

The accommodation further comprises two well-proportioned double bedrooms and a third single bedroom, which would also serve perfectly as a home office or study. A well-appointed shower room completes the internal layout.

Externally, the property is approached via a driveway providing ample off-road parking and access to a single garage. With gardens to both the front and rear, predominantly laid to lawn offer a good degree of privacy, ideal for outdoor enjoyment and gardening enthusiasts alike.



Directions

Services: We understand that the property has Gas fired central heating, mains electric, Mains water and mains drainage.

Broadband Speed: Basic Mbps between 14mbps- 1800mbps.

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email ludlow@samuelwood.co.uk. For out of hours enquiries please contact Andrew Cadwallader 07974 015 764

Floor Plan

Floor area 91.3 sq.m. (982 sq.ft.)

Garage

Floor area 17.2 sq.m. (185 sq.ft.)

Total floor area: 108.4 sq.m. (1,167 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.