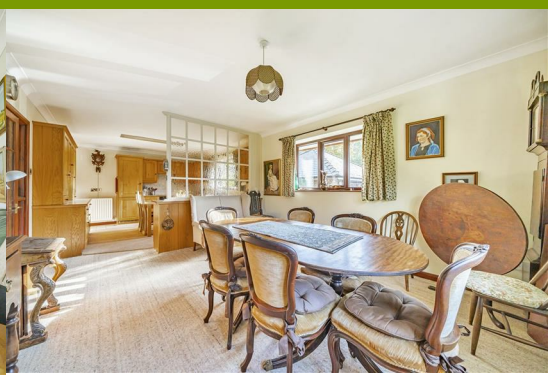


AVALON | 2 WATERLOO DRIVE

CLUN | CRAVEN ARMS | SHROPSHIRE | SY7 8JD







A beautifully situated, detached bungalow with well presented accommodation comprising 3 bedrooms, en-suite and family bathroom, living room, open plan dining room/kitchen, conservatory, utility room, hall and cloaks/WC. Garage, parking and good sized level gardens with delightful views across open fields to the River Clun and the stunning countryside beyond. Peacefully located just a few minutes walk from the centre of this historic small town.

Offers Over £450,000





2 3 2 D

- **Beautifully situated**
- **Detached bungalow**
- **Garage and parking**
- **Lovely gardens**
- **Edge of town setting**
- **Wonderful views**

GENERAL REMARKS

Avalon is a well presented detached bungalow, which occupies an enviable position on the edge of this ever popular small town. It forms part of a select development of 4 similar dwellings, which overlooks its own shared river meadow, bordered by the River Clun, after which the town and stunning valley is named. Whilst some upgrade of the accommodation would be beneficial, it provides a versatile arrangement including 3 bedrooms, en-suite and family bathroom, living room, open plan dining room/kitchen, conservatory, hall, utility and WC.

The outside spaces are a delight, with ample parking, single garage, private areas to the rear and open lawns to the front which boasts the best views.

SITUATION

Waterloo Drive is set on the edge of Clun, with just a short walk to its centre and its local amenities and services, which include a doctors surgery, primary school, 2 public houses, church, tea rooms, community halls, independent shops and convenience store. Clun is the jewel in the crown of the Valley, after which it was named and is one of the most tranquil places with the River Clun which flows from west to east under the historic packhorse bridge and the ruins of the Norman Castle looking on. The larger towns of Bishops Castle and Knighton are just a few miles away, with Craven Arms and Ludlow providing access to the railway network and a wide range of services.

ACCOMMODATION

Arranged over one level, the well designed and presented bungalow is more particularly described as follows:

ENTRANCE PORCH

Recessed open fronted porch into:

ENTRANCE HALL

Double glazed door, fitted carpet, storage cupboard, airing cupboard, radiator and rooflight.

CLOAKS/WC

Low flush WC and wash basin.

A door leads from the hall to the open plan kitchen/dining room.

DINING ROOM

Fitted carpet, windows to the side and front with views over the gardens and shared field, the River Clun and countryside beyond. Open plan to the:

KITCHEN

Finished with a range of timber faced base and wall cupboards, worktops, AEG ceramic hob and electric double oven below, integral fridge/freezer and dishwasher, stainless steel sink unit, glass partition, fitted carpet, radiator and door to:

UTILITY

Tiled floor, stainless steel sink unit, worktop and wall cupboards, space for washing machine, Mistral oil boiler and door to the rear.

Off the hall and inner corridor are doors to:

LIVING ROOM

With a tiled fireplace with wooden surround and mantlepiece, fitted carpet, radiator and double glazed door into:

CONSERVATORY

A great space overlooking the garden, the River Clun and the rolling countryside beyond. This is a UPVC double glazed construction, with tiled floors, roller blinds to ceiling and walls and a door to the outside.





BATHROOM
A coloured suite of bath, WC, wash basin and tiled shower cubicle with sliding doors and mixer shower, fitted carpets, radiator and wall heater, extensive tiling, shower light and mirror.

BEDROOM 1
With windows to two elevations, including to the front garden, the river meadows and open fields, fitted carpet and radiator.

EN-SUITE SHOWER ROOM
With WC, wash basin and tiled cubicle with electric shower, towel radiator and mirror fronted vanity cabinet.

BEDROOM 2
With a bay window to the side gardens and window to the rear, fitted carpet, radiator and recessed wardrobes.

BEDROOM 3
Window to the rear, fitted carpet, radiator and recessed wardrobes.

OUTSIDE
The property is accessed by a shared private drive and occupies a particularly quiet spot, with views from the front over the shared pasture meadows bordered by the River Clun. Delightful views extend beyond to a patchwork of fields and wooded hills.

A tarmac drive leading to the semi-detached single brick garage with ample parking space to the side and front. Level lawns and edging border stand to the front of the bungalow and a path leads around the side to the rear, which has a path along the back of a raised narrow garden retained by a mature hedge. A paved patio lies to the far side, with a greenhouse and a very private garden area with a wooden fence and wicket gate back to the front lawns.

SERVICES
We understand that mains water, electricity and drainage are connected with oil central heating and double glazing.

NOTE: None of the services or installations have been tested by the Agents.

AGENT NOTE
1) Waterloo Drive is an un-adapted road. Numbers 1 - 4 are responsible for the maintenance of this road.
2) The property benefits from a quarter share of the 'Waterloo fields' situated to the front, beyond the shared road which protects the enjoyment of the location. Numbers 1 - 4 are equally responsible for the maintenance of this field.
3) The property is being sold by a deceased estate and an application for probate was made in mid October 2024.

TENURE
We understand this to be freehold.

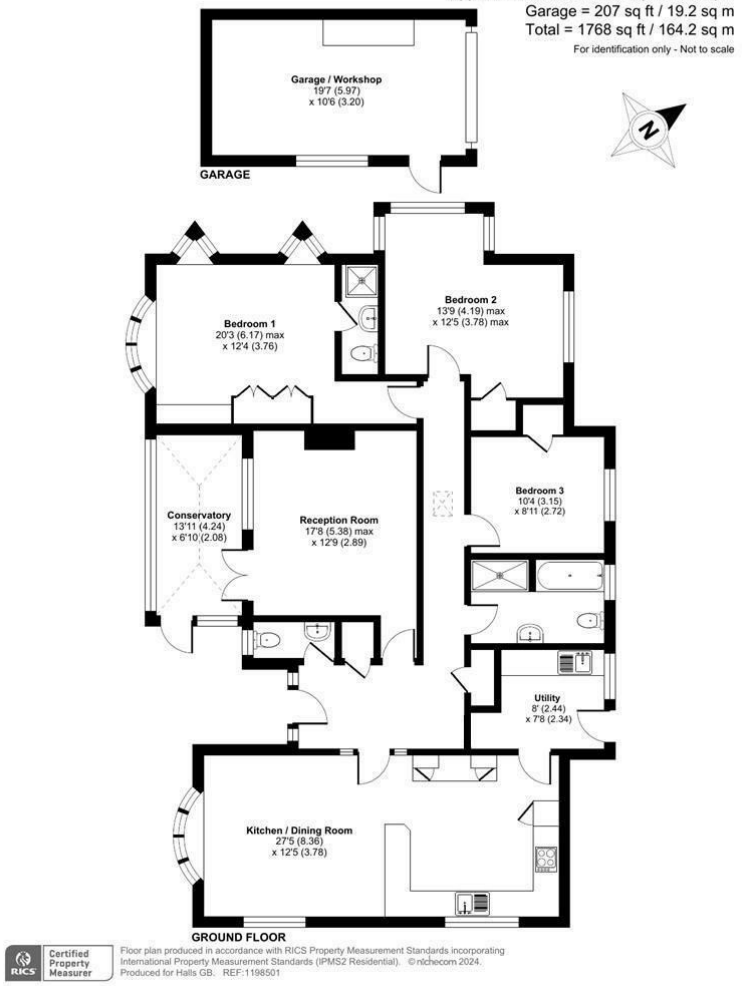
VIEWING
Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588 638755. Email: bishopscastle@hallsgb.com

COUNCIL TAX
Band E - Shropshire Council

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

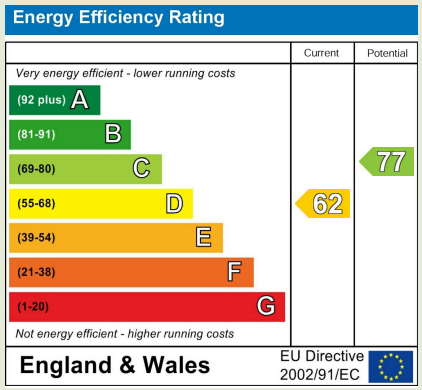
Waterloo Drive, Clun, Craven Arms, SY7

Approximate Area = 1561 sq ft / 145 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 1768 sq ft / 164.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Halls GB. REF:1198501



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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Halls 1845

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the