

SAMUEL WOOD

25 Bringewood Road, Ludlow, Shropshire, SY8 2NA

Offers In The Region Of £310,000









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This 3 bedroom bungalow enjoys practical accommodation with 3 double bedrooms, diveway parking & a garage along with being ideally positioned for easy access to Ludlow's excellent range of amenities, including independent shops, supermarkets, cafés, healthcare facilities and leisure amenities. The historic town centre is within easy reach, while the property's position on a regular bus route offers convenient public transport links for those wishing to leave the car at home.

- 3 Bedrooms Detached Bungalow
- Landscaped Garden
- Lovely Views
- No Onward Chain

The accommodation begins with a spacious and bright reception hall, providing access to the rear garden & garage. The front door opens into an inner hallway which serves the principal living accommodation.

The generous living/dining room is a particularly appealing space, enjoying delightful views across the surrounding countryside. The adjoining kitchen is fitted with a range of units and includes integrated appliances comprising a dishwasher, washing machine and fridge. Like the living room, the kitchen also benefits from attractive rural views.

There are three comfortable double bedrooms, all offering flexibility for visiting family, hobbies or a home office, the main bedroom enjoys a fitted wardrobe. With a well-appointed bathroom featuring both a bath and a separate shower cubicle.

Outside, the property is equally appealing. The front garden is attractively laid to lawn with a variety of raised flower beds, providing year-round colour and kerb appeal along with driveway parking and the garage. To the rear is a private and enclosed garden, thoughtfully arranged with a lawn, raised planting beds, a potting shed and a choice of seating areas, ideal for relaxing, gardening or entertaining in peaceful surroundings.

Combining generous accommodation, beautiful countryside views, a private garden and the opportunity to update to individual taste, this delightful bungalow represents a rare opportunity in a highly desirable location and is offered for sale with the added benefit of **no onward chain**.

Services: We understand that the property has Gas fired 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

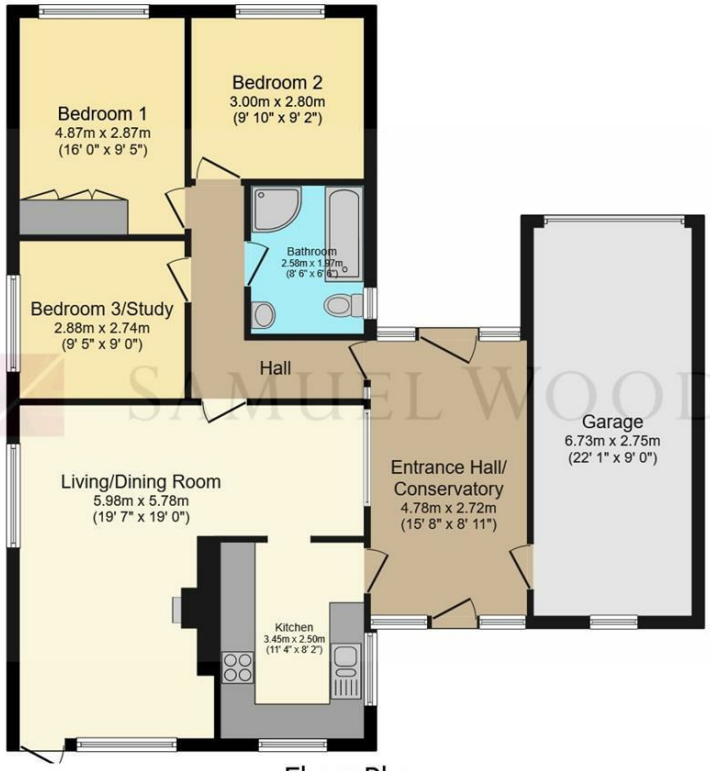








Floor Plans



Floor Plan

Total floor area: 107.0 sq.m. (1,151 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.