

SAMUEL WOOD

3 Bringewood Close, Ludlow, Shropshire, SY8 2LY

Offers Based On £279,995









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This three bedroom detached bungalow sits in a cul-de-sac of similar homes in this popular residential area and enjoys a lovely rooftop view from the rear. There are good-sized gardens to both front and rear, driveway parking and a garage. Accommodation is well- presented and benefits from gas -fired heating and UPVC double glazing. No onward chain.

- Three bedroom detached bungalow
- Cul-de-sac location
- Mature and well respected area
- Well-presented interiors
- Gas heating and UPVC double glazing
- Good size Gardens front and rear
- Driveway parking and garage

Location

The property sits in a small cul-de-sac of similar bungalows and it is part of the larger Bringewood estate which is a popular and well respected residential area within an easy reach of Ludlow historic town centre.

Accomodation

The property is approached into a porch which leads to an L- shaped Hallway, Sitting Room has a feature fireplace with gas fire and large double doors out onto the rear garden with a view across the rooftops.

Kitchen / Breakfast Room has window and door to front elevation and has a range of modern, matching units with wood-style fronts incorporating a gas hob, cooker, Pantry Cupboard and Airing Cupboard.

There are then three Bedrooms and a modernised Wet Room incorporating a suite in white.

Outside

The property sits in a select cul-de-sac in this popular residential area and has access onto a tarmacadam driveway which leads down the side of the property and provides parking for several vehicles. There is a detached sectional Garage (we anticipate its construction is asbestos but it has not been tested).

Good size gardens sit to both front and rear with low wall at front elevation, lawn and well established borders with rockery.

The rear garden is of a good size and has a lovely view across the rooftops towards Bringewood. There is a paved seating area directly at the rear of the bungalow. A concrete pathway then divides lawned gardens with shrub borders a greenhouse and garden shed.

Services

We understand that the property has gas fired heating, mains electric, water and drainage.

Broadband Speed: Between 14 and 1800 Mbps

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

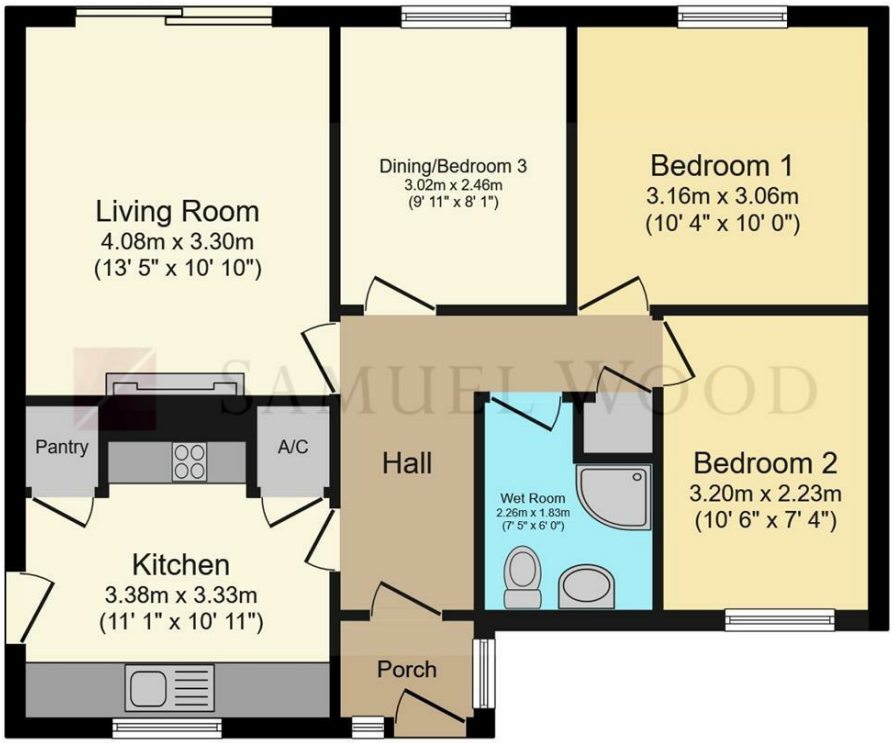








Floor Plans



Floor Plan

Total floor area: 63.3 sq.m. (681 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.