



27 Bringewood Road, Ludlow, SY8 2NA

Offers in the region of £350,000



Holters
Local Agent, National Exposure

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LOOKING FOR A LARGE GARDEN? LOOK NO FURTHER! This well maintained, modernised, 3 bedroom, detached bungalow is found in a sought-after location on a corner plot, with ample parking, a detached garage and a superb rear garden.

Key Features

- Detached Bungalow
- 3 Bedrooms
- Neatly Presented Accommodation
- Modernised Within Recent Years
- Large Corner Garden With Additional Plot
- Detached Garage
- Off Road Parking for a Number of Vehicles
- Distant Countryside Views
- Sought-After Residential Location
- Approx. 0.75 Miles From Ludlow Town Centre

The Property

Introducing No.27 Bringewood Road, which is a well presented, detached bungalow situated within world-renowned Ludlow, which is surrounded by glorious Shropshire countryside and near to the Welsh/English border. This delightful property is found on a corner plot position in a sought-after residential location towards the edge of Ludlow approximately 0.75 miles from the historic town centre with its many independently owned facilities.

Originally built circa 1970's, this delightful property has been thoroughly modernised by the current owner over recent years including the addition of new kitchen and bathroom suites, new carpets and a complete re-decoration and offers 3 bedrooms, 1 reception room, 1 bathroom, a kitchen and a detached

garage. The bungalow benefits from a sizeable driveway providing off road parking for a number of vehicles and a large rear garden which boasts having an additional garden plot. To the rear of the property, far-reaching countryside views can also be enjoyed.

Inside, the accommodation spans across 1 floor and is made up of an entrance porch, L-shaped hallway, attractive kitchen which has a side door leading outside and a useful larder cupboard, a living room complete with a feature fire and 'Clearview' stove, the modern bathroom, a useful storage cupboard and all 3 bedrooms. Double doors from the living room open out to the rear garden.

Outside, at the front of the property there is a driveway allowing off road parking for a least 3 vehicles and leads to the detached garage, as well as a shrubbery. A passage around the side of the property or a door between the garage and bungalow leads to the large rear garden, which is worthy of particular note and perfect for horticultural enthusiasts to get stuck into! Largely laid to lawn, the rear garden is a real suntrap and has paved seating areas, a greenhouse, rockeries, a decorative pond, a useful garden shed, hedged and fenced boundaries, flower beds and a variety

of mature shrubs and specimen trees. The covered area between the garage and bungalow is an ideal area to store dry logs, while at the far end of the garden finds a small orchard along with a gateway providing access out to a rear pathway.

The Town

The quintessential British town of Ludlow is a throwback to the days gone by. You can't help but fall in love with the friendly welcoming townsfolk and the laid back lifestyle which feels a million miles away from the hustle and bustle of the big city. That's not to say that Ludlow is a quiet little backwater, far from it. Hosting the famous Ludlow Food and Drink Festival, Ludlow Spring Festival, May Fair and Ludlow Fringe, so there are events to keep you entertained all year round. There are also countless antique and local produce markets and book, craft and garden fairs. For sport lovers days out at Ludlow Racecourse, Golf Course, Rugby, Cricket, Tennis, Bowling or Football Clubs could await. Then there's the spectacular architecture and countryside that you'll never grow tired of admiring. Ludlow has to be one of the most perfect places to reside in Britain. The county town of Shrewsbury is approximately 28 miles north and the Cathedral City of Hereford is 24 miles south. Both are easily accessible by the mainline rail that runs a frequent service to



Manchester, Holyhead and Cardiff from Ludlow station.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Electric heating and a wood-burning stove

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D.

Nearest Towns/Cities

- Leominster - 12 miles
- Tenbury Wells - 10.5 miles
- Church Stretton - 16.5 miles
- Hereford - 24 miles
- Kidderminster - 23 miles
- Shrewsbury - 28 miles
- Telford - 29 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Whazwords

tell.garages.thatched

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the

customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

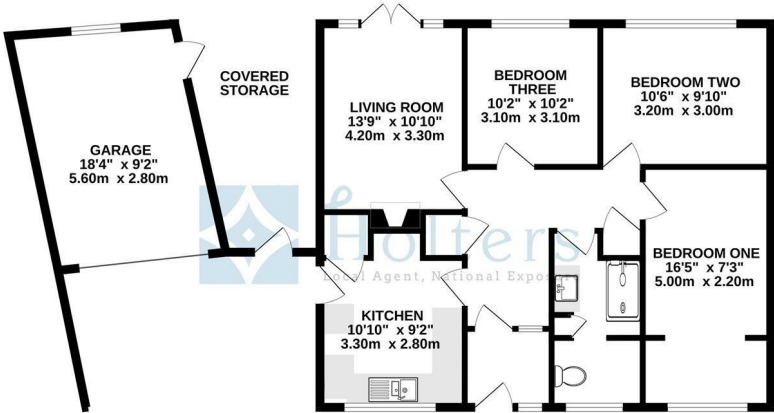
Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

