



Ambleside, The Sheet, Ludlow, SY8 4JT
Offers Over £480,000

**COBB
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LAND & NEW HOMES

Ambleside, The Sheet Ludlow

Cobb Amos are delighted to bring to market this beautifully presented three bedroom, detached, recently improved and extended bungalow in a quiet and picturesque setting!

- Beautifully Presented
- 3 Bedroom Bungalow
- Recently Extended and Modernised
- Driveway Parking
- Quiet Location
- Solar Panels

Material Information

Offers Over £480,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax: D

EPC: C (74)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Ground Floor



Total area: approx. 147.3 sq. metres (1585.0 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Welcome to Ambleside, a beautifully presented three bedroom bungalow that has recently been improved and extended by it's current owners. The property is situated in a quiet and picturesque setting with countryside views across the hills beyond. The property features a large open plan, kitchen diner with separate utility room, this bungalow must be seen to be appreciated.

Property Description

Upon arrival to the property you travel down a shared driveway to the property. Upon entry you are welcomed via a light and spacious entry hall with doors leading to the main rooms within the bungalow. To the right hand side you enter the large kitchen diner, with modern kitchen appliances with doors leading to the side of the property and to the utility space. If you continue through the hallway, there is a door leading to the lounge and snug area, with doors leading out to the beautiful garden space. Following the hall way around, there are doors leading to the family bathroom, three bedrooms with the master having an en suite.

Outside and Parking

To the rear, there is a well manicured private and enclosed garden with beautiful views of the countryside surrounding the property. There is a separate barbeque and hosting area along with landscaped lawns and patio area. At the end of the garden there is a screened of area which includes a timber built garden shed.

Location

Ambleside is located in a beautiful and peaceful location just off of the popular Beaconsfield area. Located in The Sheet. This location offers convenient access to Ludlow's historic town centre, renowned for its medieval architecture, vibrant markets, and diverse range of independent shops, restaurants, and cultural attractions. Residents can enjoy landmarks such as Ludlow Castle and the striking St Laurence's Church, both contributing to the town's distinctive character and appeal. The property benefits from being a short distance from the towns park and ride bus services and currently being built is the Marks and Spencers.

Services

We understand mains electricity, mains water, mains drainage and mains gas are connected. With central heating to radiators, windows are UPVC double glazed along with modern solar panels.

Broadband Speeds

Estimated Broadband Speeds: Basic - 30mbps Superfast - 75mbps - Ultrafast - 300mbps

Local Authority

Shropshire Council
Council Tax: Band D

Tenure

We understand the property is Freehold.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Notes

Don't miss out on this lovely property in a sought-after location, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow:
Email: ludlow@cobbamos.com

DIRECTIONS

On arrival to the property, put Beaconsfield Park, Ludlow into the sat nav - once your turn into the road, there is a postbox on the left hand side and 2 lampposts on your right hand side, before you reach the second lamppost take a right turn onto a tarmac driveway, go past the white Manor House and Ambleside will be directly in front of you.



