



43, Bringewood Rise, Ludlow, SY8 2ND  
Guide Price £240,000

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# 43, Bringewood Rise Ludlow

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties, the closing date will be the 27th August at 12pm.

## FEATURES

- Detached Bungalow
- Three Bedrooms, Family Shower Room
- Kitchen and Dining Room
- Generous Lounge with Views
- Popular Cul-De-Sac Location
- Near Town Centre
- Private Enclosed Garden
- Garage and Private Driveway
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- BEING SOLD VIA "SECURE SALE"

## Material Information

**Guide Price** £240,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** D

**EPC:** D (65)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Introduction

This well positioned 3 bedroom detached bungalow sits on Bringewood Rise and benefits from well laid out good sized accommodation. An important feature of this bungalow is its position on the estate, as there are some fantastic far reaching views to be enjoyed over the south Shropshire countryside. Bringewood Rise is a well respected, mature residential area located within easy reach of Ludlow's historic town centre which is renowned for its architecture, culture and festivals. Serviced with a good range of shopping, recreational and educational facilities including a main line railway station and good road links via the A49.

Property Description

A welcoming hallway provides access to all the main reception room in the property, a light-filled lounge with a large front window overlooking the front garden and distant countryside views. A feature fireplace creates a warm focal point, perfect for relaxing. A second reception room sits adjacent to the lounge, currently used as a dining room, this space could serve as a snug.

Through to the kitchen, a modern kitchen features planned space for appliances, along with plenty of cupboard space and worktops. A ceiling window brings in an abundance of natural light, an open doorway leads to a large room which could serve as a dining room, reception room or garden room and also provides access to the integral garage.

A generous master double bedroom offers a rear-facing window allowing plenty of natural light, two further versatile bedrooms could also be repurposed as a study or home office, ideal for remote working. All bedrooms share access to the house shower room, with a corner shower enclosure, a pedestal wash basin and W.C.

Outside

The front of the property features a garden with plants and shrubs and steps to front door, the driveway provides off-road parking for multiple vehicles and leads to the garage. The rear garden offers a peaceful outdoor space, featuring a patio area for outdoor dining, and a selection of mature plants and shrubs, providing privacy and a relaxing atmosphere.

Auction information

Pattinson Auction are working in Partnership with COBB AMOS on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with COBB AMOS.

The property is available to be viewed strictly by appointment only via COBB AMOS or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both COBB AMOS and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

Location

Bringewood Rise is a highly regarded and peaceful residential area of Ludlow. It offers easy access to Ludlow's historic town centre, known for its medieval architecture, vibrant market, and excellent range of shops, restaurants, and cafes. Ludlow Train Station provides regular services to nearby cities, while the surrounding countryside offers scenic walks and outdoor activities.

Broadband Speeds

Estimated Broadband Speeds: - Basic 14 Mbps | Superfast 80 Mbps | Ultrafast 1000 Mbps

Services

We understand the property has mains water, gas, electricity and drainage connected.

Local Authority

Shropshire Council

Council Tax Band: D

Tenure

We understand the property is freehold.

Flood Risk

Rivers and the sea: No Risk









## 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 £24.00 Inc. VAT per purchaser, in order for us to carry out our due diligence.

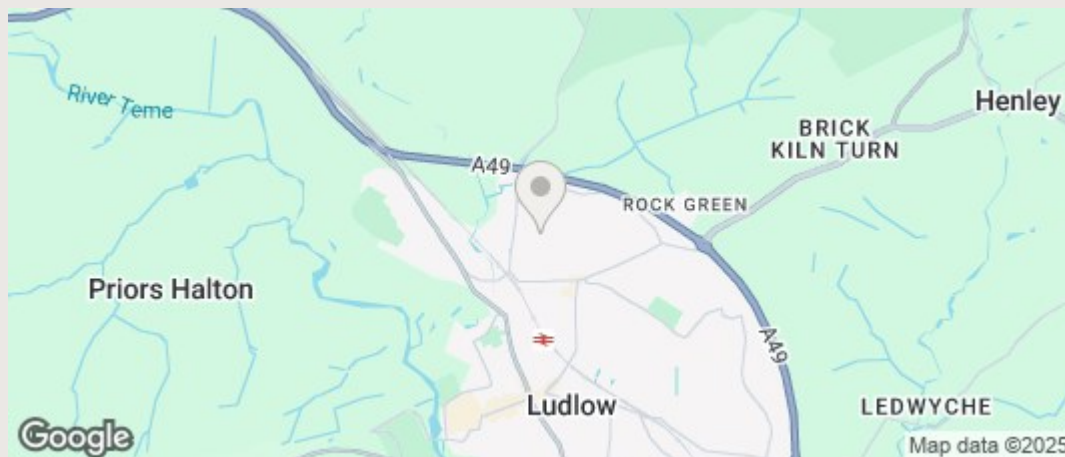
## Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com



## DIRECTIONS

From Bromfield Road, continue under the railway bridge and take the first exit at the mini roundabout onto Fishmore Road until you reach another mini roundabout. Go straight over taking the second exit staying on Fishmore Road before taking a right turn onto Bringewood Road, you will reach a right turn for Bringewood Rise.



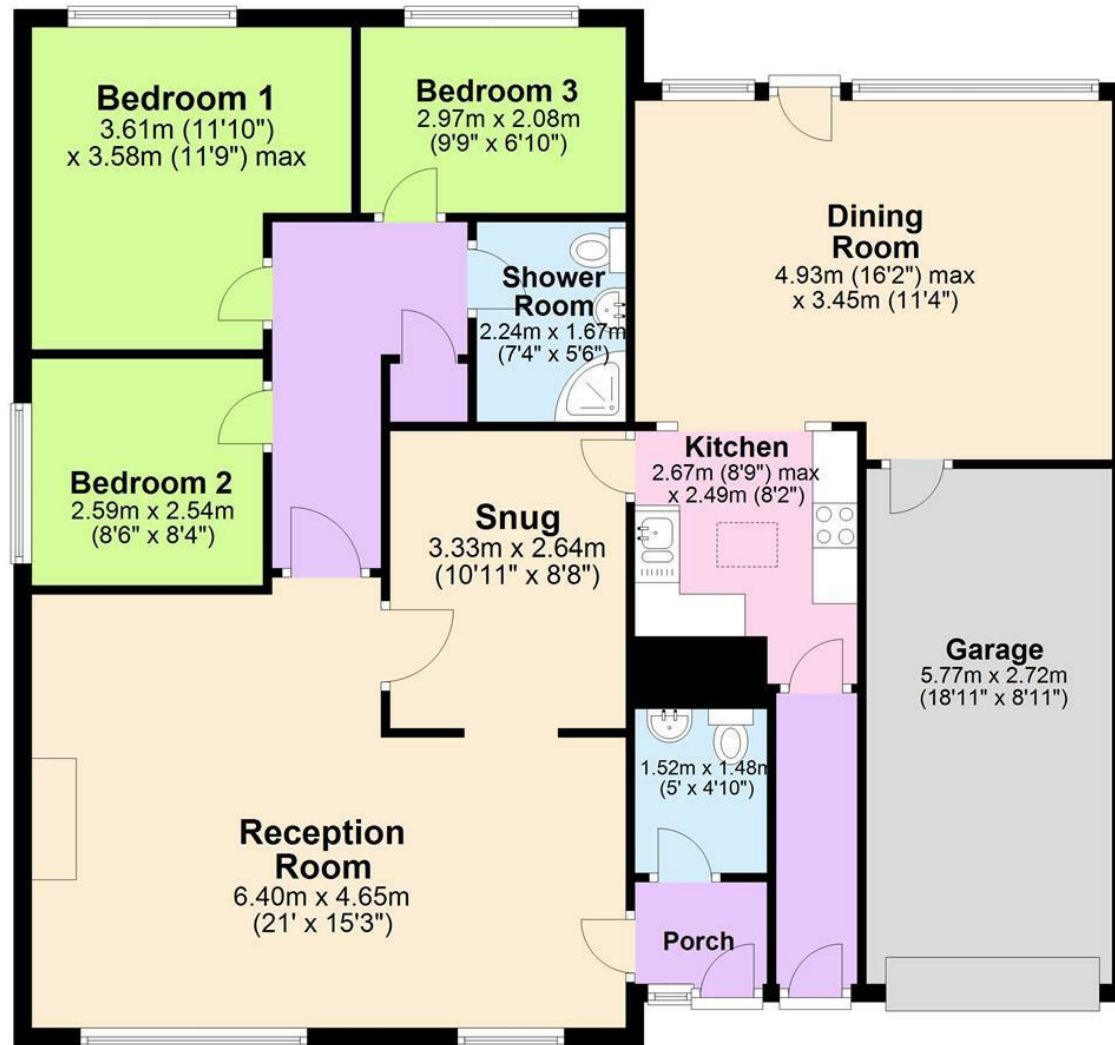






## Ground Floor

Approx. 138.5 sq. metres (1491.3 sq. feet)



Total area: approx. 138.5 sq. metres (1491.3 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

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.

# COBB AMOS

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