

29 BRINGEWOOD ROAD

LUDLOW, SHROPSHIRE, SY8 2NA

GUIDE PRICE
£285,000

**A LINK-DETACHED BUNGALOW FOR UPGRADING SET ON A GENEROUS PLOT
IN A POPULAR RESIDENTIAL AREA AND ENJOYING RURAL VIEWS.**

- KITCHEN AND UTILITY ROOM
- L-SHAPED LIVING ROOM
- THREE BEDROOMS
- WET ROOM AND SEPARATE WC
- GARAGE & DRIVEWAY PARKING
- LEVEL GARDENS

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APPROXIMATE DISTANCES (MILES)

Ludlow – 0.8, Tenbury Wells – 11, Leominster – 13, Kidderminster – 23, Hereford – 25, Shrewsbury – 29, Worcester – 32, M5 J5 and J6 – 33, Birmingham – 41.

DIRECTIONS

From Ludlow Town Centre head north on the B4361 before turning right onto Bromfield Road and at the mini roundabout take the first exit onto Fishmore Road. After 0.2 mile turn right onto Bringewood Road and after 0.1 mile the property will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The property is situated on a generous and elevated plot with views across the town to the countryside beyond, in a popular and established residential area, within walking distance of the historic market town centre of Ludlow and all of the facilities including a variety of supermarkets, shops and services, primary and secondary schools, a sixth form college, a library, doctors' surgeries, a community hospital, theatre/cinema, leisure centre with swimming pool and gym, and a range of clubs and societies. Ludlow has good public transport links including regular bus services to a variety of destinations, and a train station.

29 Bringewood Road is a link-detached bungalow constructed circa 1970 of brick faced elevations under a tiled roof, with an attached garage. The property would be enhanced by some upgrading, and the generous front, rear and side gardens give the potential for extension, subject to the necessary permissions. The property benefits from a wet room, UPVC framed double glazing, and mains services including gas fired central heating with a modern Worcester combi boiler. The property is offered with no upward chain.

ACCOMMODATION

A part glazed entrance door opens into the porch which has a tiled floor and an opening through to the utility room with plumbing for a washing machine, a walk-in store cupboard, and doors to the attached garage and to the rear garden. The entrance hall has a cloaks cupboard and a cloakroom with a corner basin and wc. The L-shaped living room has a sitting area with sliding glazed patio doors opening onto the garden, and a dining area with a sliding door through to the kitchen which has a range of wooden fitted units incorporating a stainless steel sink/drainer, an integral fridge, space for a cooker, an airing cupboard housing the Worcester combi boiler with a heated towel rail and shelving, a separate store cupboard, and a door to the garden. There are two double bedrooms and a third generous single bedroom. The wet room has a Triton Rapide electric shower and a pedestal basin.

OUTSIDE

The property has ample parking space on the gated tarmac driveway leading down to the attached garage which has an electric garage door, power and light. The front garden has a large patio and raised shrub and flower borders. A wide gated side access with a patio and lawn leads around to the enclosed level rear garden which has a patio entertaining area, lawn, and shrub and flower borders.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

LOCAL AUTHORITY

Shropshire Council - Tel: 0345 678 9000

Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D - Full details available upon request or follow the link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1835-2928-8500-0882-3226>

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –

Nick Champion - Tel: 01584 810555

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www.nickchampion.co.uk

Photographs taken on 20th August 2025

Particulars prepared August 2025 and updated: 15.10.25

what3words: //fortunes.mushroom.songbirds

Flood Risk (Checked on 29.08.25 on

<https://check-long-term-flood-risk.service.gov.uk/postcode>)

Rivers and the sea: Very Low

Surface water: Very Low

Mobile Coverage (Checked on Ofcom: 29.08.25)

O2: Good outdoor and in-home

Three and Vodafone: Good outdoor, variable in-home

EE: Good outdoor

Broadband Availability (Checked on Ofcom: 29.08.25)

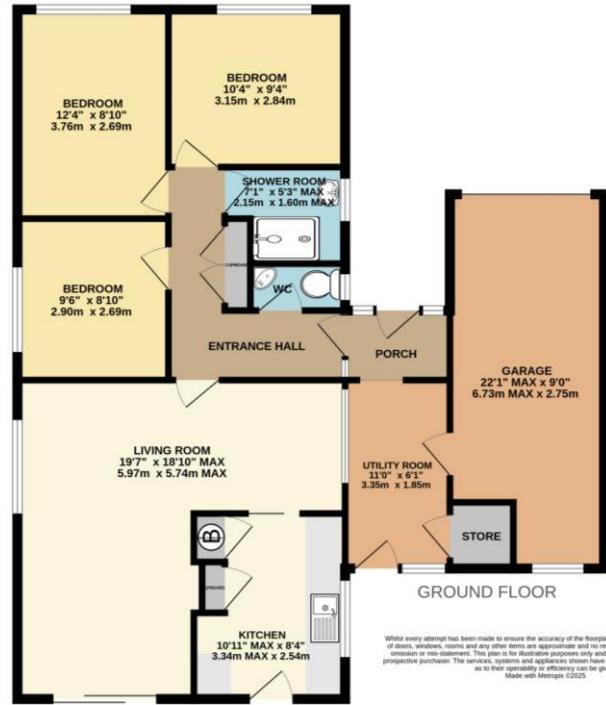
Standard: 15 Mbps (highest download) / 1 Mbps (highest upload)

Superfast: 80 Mbps (highest download) / 20 Mbps (highest upload)

Ultrafast – 1800 Mbps (highest download) / 220 Mbps (highest upload)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The heating, water supply and appliances have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.