



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

IONA

BLEATHWOOD, LUDLOW, SHROPSHIRE, SY8 4LR

GUIDE PRICE

£175,000



A DETACHED COUNTRY BUNGALOW FOR IMPROVEMENT SET ON A GENEROUS PLOT IN AN ATTRACTIVE SITUATION.

- KITCHEN
- SPACIOUS LIVING ROOM
- SUN ROOM/UTILITY
- TWO DOUBLE BEDROOMS
- THIRD BEDROOM/STUDY
- BATHROOM & SEPARATE WC
- GARAGE & AMPLE PARKING SPACE
- MATURE LEVEL GARDENS
- RURAL VIEWS

NICK CHAMPION LTD

16 Teme Street, Tenbury Wells, Worcestershire, WR15 8BA

Tel: 01584 810555 | Fax: 01584 810888

www.nickchampion.co.uk



IONA, BLEATHWOOD, LUDLOW, SHROPSHIRE, SY8 4LR

APPROXIMATE DISTANCES

Tenbury Wells – 2.5 miles, Ludlow – 5 miles, Leominster – 11 miles, Kidderminster - 20 miles, Hereford – 24 miles, Worcester – 25 miles, M5 Junction 6 – 27 miles, Shrewsbury – 38 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head north over Teme Bridge and at the T-junction turn left onto the A456 sign posted Shrewsbury/Leominster. Proceed for 1.6 miles before turning right onto a council lane sign posted Bleathwood. After 0.5 mile the property will be found on the right hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

Iona is set back off the council lane in Ledwyche Orchard, a small linear cluster of bungalows in the rural hamlet of Bleathwood. The property is only a short drive away from the thriving market towns of Tenbury Wells and historic Ludlow; both of which offer a wide range of amenities.

Iona is a spacious detached 'Woolaway' style bungalow constructed circa 1960. The property is situated centrally within its generous triangular plot. The well-appointed property would benefit from some upgrading.

ACCOMMODATION

A glazed porch leads in turn to a glazed entrance door opening into the hall which has an airing cupboard with shelving. The spacious living room has a seating area with a tiled open fireplace (not in use) and a dining area with a service hatch through to the kitchen. The kitchen has three useful store cupboards with shelving, a range of base units incorporating a stainless steel sink/drainer, and space for a cooker. A partially glazed door opens into the sun room which has a utility space and a part glazed door to outside. There are two double bedrooms and the third bedroom is a generous single or ideal for a study. The bathroom has a bath with a Redring shower over and hand basin; with an adjacent wc.

OUTSIDE

The splayed entrance is bordered by a wall and wrought iron gates lead onto the gravel driveway which provides ample parking space and leads to the detached garage (18'1" x 8'4") with an up and over metal garage door. The mature level gardens are mostly laid to lawn with attractive shaped flower borders, a variety of shrubs, two rockeries and a fine specimen oak tree set in one corner. There is a timber framed greenhouse and a timber garden shed (7'8" x 5'7").

SERVICES

Mains water and electricity are connected.
Electric night storage heating.
Private drainage.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band D

ENERGY PERFORMANCE CERTIFICATE

EPC Rating F – Full details available upon request.

FIXTURES & FITTINGS

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

TENURE

Freehold

MORTGAGES

For a mortgage calculation visit:

www.nickchampion.co.uk

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555

View all of our properties for sale and to let at:

www.nickchampion.co.uk

LONDON SHOWROOM

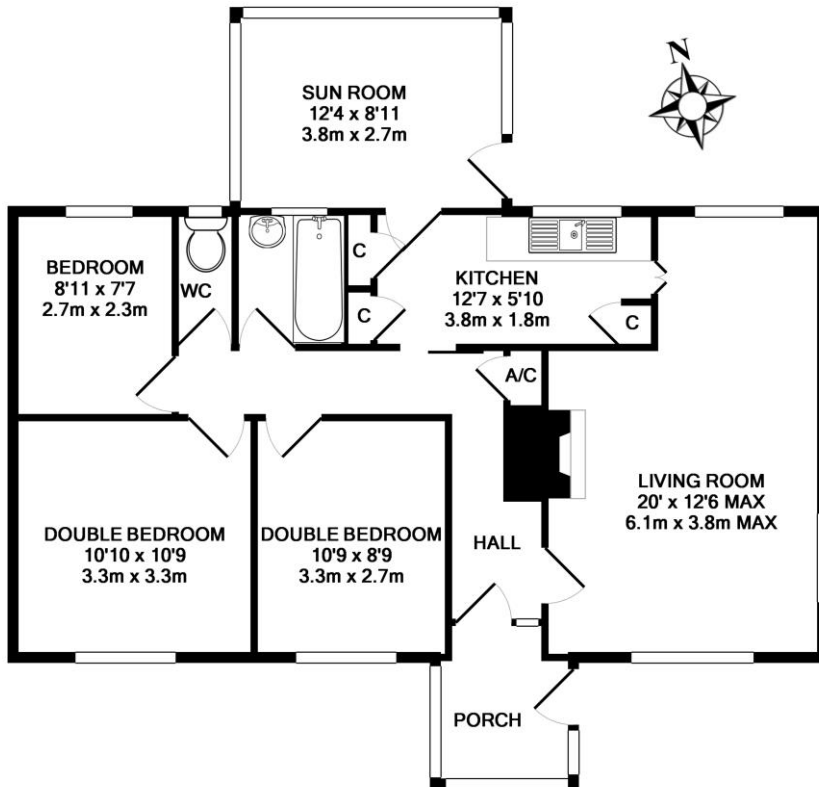
121 Park Lane, Mayfair, London, W1K 7AG

Tel: 020 7318 7082

Photographs taken on 12th September 2017.
Particulars prepared September 2017.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
 Made with Metropix ©2017

N218 Printed by Ravensworth 01670 713330

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.