



## 366 Lodge Causeway

Fishponds, Bristol, BS16 3PP

Offers In The Region Of £320,000



Hunters are pleased to offer for sale this spacious 3 bedroom semi detached property located in a great position being within walking distance to Lodge Causeway high street offering an array of shops. There are also local primary schools close by, good open green spaces as well as the Bristol to Bath cycle track. This property has the benefit of being offered with no onward chain and requires some modernising. This would either make a great first time buyer or family home with internal accommodation briefly comprising to the ground floor, a front lounge, a modern fitted open plan kitchen/dining room along with a side section with outhouse storage and WC. To the first floor there are 3 good size bedrooms, a bathroom and separate cloakroom. Further benefits include, dg windows, electric heating, a front garden with off street parking having side access, and an enclosed rear garden. Viewing recommended.



Entrance  
Via paneled door to ...

#### Lobby

Wall mounted night storage heater, stairs to first floor, under stairs cupboard, double glazed window to side.

Lounge 14'8" x 10'3" (4.49m x 3.14m)

Double glazed window to front, wall mounted night storage heating.

Open Plan Kitchen/Diner 23'5" x 8'10" (7.16m x 2.70m)

Overall measurement. Double glazed window to rear. The kitchen area has modern fitted base units with working surfaces incorporating a one and a quarter bowl sink, plumbing for automatic washing machine, integral dishwasher, space for fridge/freezer, fitted electric hob with oven below and extractor over, built in cupboard. The dining area has double glazed sliding doors to rear which opens up onto rear garden, space and area for table and chairs, breakfast bar allowing seating under.

#### First Floor Landing

Double glazed window to side, cupboard housing hot water cylinder, access to loft space.

Bedroom 1 14'7" x 11'5" (4.45m x 3.48m)

Double glazed window to front, fitted electric heater, built in storage cupboard.

Bedroom 2 11'5" x 9'0" (3.50m x 2.76m)

Double glazed window to rear, built in storage cupboard, wall mounted electric heater.

Bedroom 3 11'7" x 8'6" (3.54m x 2.61m)

Double glazed window to front, fitted electric heater.

#### Bathroom

Comprising of panelled bath with overhead shower, sink into unit, double glazed window to rear.

#### Separate W.C.

Low level w.c. double glazed window to side.

#### Exterior

To the front has a lawn section along with parking area laid to concrete with side access via covered section leading to rear. Covered section offers outhouse building with storage and separate w.c. To the rear has enclosed garden with lap wood fenced borders with concrete paved patio adjoining the property with the remainder laid to lawn, apple tree, side access via covered section leading to front.

#### AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

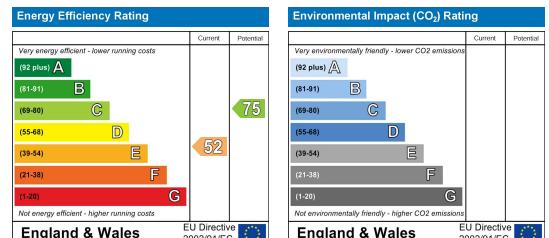
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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