



## Lodway Close, Bristol

- Three Bedrooms
- Large Garden
- In Need Of Modernisation
- No Onward Chain

- Semi Detached
- Garage And Parking
- Kitchen/Diner
- Great Potential

**£299,995**

**Tenure: Freehold**

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HERE TO GET *you* THERE



# Lodway Close, Bristol

## DESCRIPTION

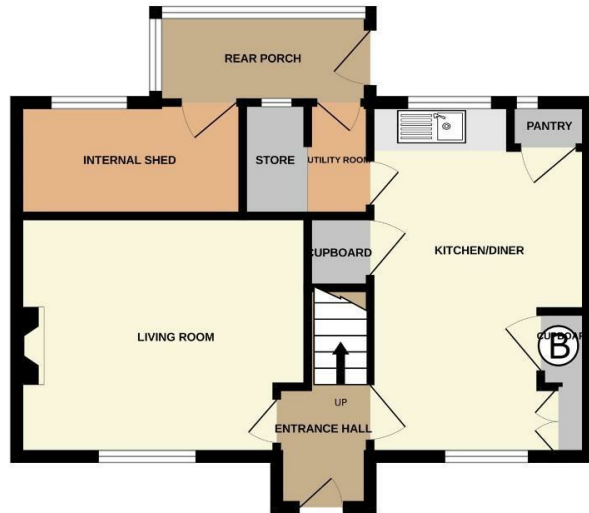
This three bedroom semi detached home is located in a quiet location in the popular village of Pill. The property requires modernisation throughout and is a great opportunity to create a beautiful home. Located on a generous plot with a large rear garden with views.

The ground floor accommodation comprises living room, kitchen/dining room and rear lobby. The first floor comprises three bedrooms, family bathroom and separate WC. Outside there is a spacious front garden, large rear garden, single garage and off road parking for two cars. This property is being sold with no onward chain complications.

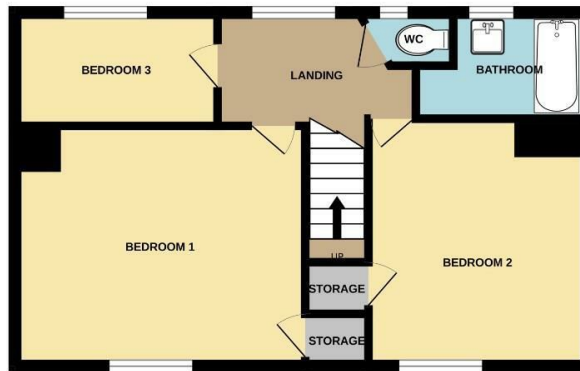
Located just a short drive to local shops, schools, amenities and offering excellent commuting links to the M5 and into Bristol. EPC D.



GROUND FLOOR



1ST FLOOR



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

### Viewing

Please contact our Hunters Portishead Office on 01275 840 600 if you wish to arrange a viewing appointment for this property or require further information.

46 High Street, Portishead, BS20 6EL

Tel: 01275 840 600 Email:

portishead@hunters.com <https://www.hunters.com>



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

