

HUNTERS®

HERE TO GET *you* THERE



65 and 65a Lodge Causeway

Fishponds, Bristol, BS16 3JA

Offers In The Region Of £265,000



Hunters Estate Agents - Fishponds Office are delighted to offer this exciting MIXED DEVELOPMENT opportunity of a 1 bedroom first floor converted flat (EPC rating 'D') coupled with 158 square metres of B1 Offices and workshop space (EPC rating 'D') beneath. This rare and highly sought after HOME and COMMERCIAL PREMISES provides a range of outstanding potentials for re-development and/or conversion (subject to permissions). There is scope to convert the ground floor offices into residential (subject to approval). Likely to appeal to sole traders, shop keepers, self employed contractors, family run businesses, home owners with specialist interests, property developers and/or Landlord/Investor. These premises occupy a prominent corner position along Lodge Causeway located with an area populated by residential, light industrial and factory/office space. The property/premises are well placed for the centre of Fishponds, Bath/Bristol cycle path and choice of supermarkets.



SELF CONTAINED FIRST FLOOR FLAT

Side entrance door (from Parnall Road) into..

HALL

Staircase to first floor, radiator, alarm control panel.

FIRST FLOOR LANDING

UPVC double glazed and frosted window to rear, radiator, Pull down ladder providing access into the insulated and partially boarded roof space having a Worcester gas fired boiler for domestic hot water and central heating.

OPEN PLAN ARRANGED KITCHEN/LIVING ROOM

LOUNGE 12'9" x 11'11" (3.90m x 3.65m)

Maximum overall into a UPVC double glazed bay window having purpose built storage/seating beneath, feature fireplace surround with tiled hearth, radiator, concealed ceiling spotlights, fitted book shelves, wide opening into..

KITCHEN 7'10" x 9'0" (2.39m x 2.76m)

Fitted with a range of modern high gloss effect fronted, wall floor and drawer storage cupboards with stainless steel effect handles to incorporate an integrated dishwasher, Hotpoint oven, Inset glass topped hob with overhead extractor, integrated washing machine and fridge/freezer, splash back tiling, single drainer sink unit with mixer taps over, fitted shelves, concealed ceiling spotlights, timber grain effect working surface, ample stainless steel effect switches and sockets, tiled floor.

BEDROOM 1 15'11" x 13'11" (4.86m x 4.26m)

Irregular shaped room, maximum overall excluding an open fronted walk-in wardrobe, radiator, dual aspect UPVC double glazed window to side and front.

SHOWER ROOM 9'1" x 5'6" (2.78m x 1.70m)

White suite of vanity wash basin, low level WC and independent shower enclosure with built in thematically controlled shower, UPVC double glazed and frosted window to rear, heated towel rail, tiled floor, concealed ceiling spotlighting and extractor.

OFFICES

Aluminium framed main entrance door into..

GROUND FLOOR

RECEPTION LOBBY

Floor storage cupboards, dual aspect windows and inner door into..

OFFICE AREA 1 19'6" x 18'8" (5.95m x 5.69m)

Maximum average overall into a UPVC double glazed bay window, 3 radiators, wide opening into..

OFFICE AREA 2 13'0" x 12'7" (3.97m x 3.85m)

Radiator, maximum average overall dimension, under stairs cupboard containing a Vaillant gas fired boiler (not tested) Opening into rear office area 3. Door into..

KITCHEN 8'3" x 3'9" (2.53m x 1.16m)

Single drainer sink unit, splash back tiling, fitted working surface, 2 storage cupboards.

OFFICE AREA 3 24'10" x 15'1" (7.58m x 4.61m)

Maximum overall, irregular shaped room to include a cloak room with WC and pedestal wash basin, 2 radiators, door into..

SECURE REAR STORE 18'6" x 8'0" (5.64m x 2.45m)

Door to exterior.

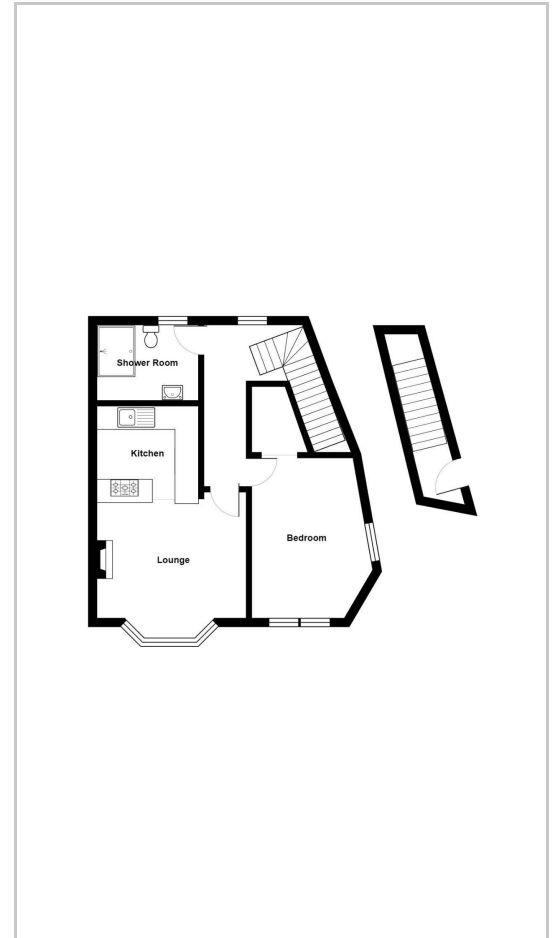
EXTERIOR

Both the first floor flat and office space have no external areas other than a forecourt area directly in front of the premises.

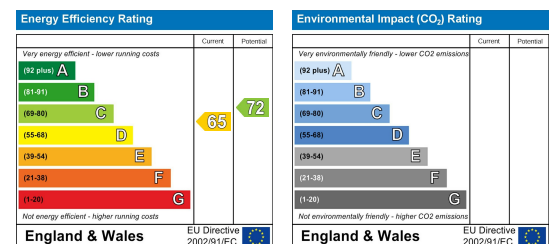
Area Map



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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