

HUNTERS®

HERE TO GET *you* THERE



203 Lodge Causeway

Fishponds, Bristol, BS16 3QD

Offers In The Region Of £316,500



Hunters are delighted to offer for sale this traditional 1930's mid terrace property located in a position close to both Lodge Causeway and Fishponds high street offering a good range of shops, cafe's and supermarkets. This well spaced house has the benefit of being offered with no onward chain and would suit, first time buyers, families or buy to let investors. Internally to the ground floor there are 2 separate reception rooms and modern gloss fitted kitchen with 3 bedrooms and modern bathroom to first floor. Further benefits include dg windows, gas central heating and a rear garden with rear access onto a vehicular access lane.



Entrance

Via double glazed double doors to inner vestibule with pannelled door with leaded stain glass feature window leading to ...

Hallway

Fitted radiator, under stairs storage.

Front Lounge 14'0" x 12'8" (4.29m x 3.87m)

Double glazed bay window to front, fitted radiator.

Dining Room/Communal lounge 13'7" x 11'2" (4.15m x 3.41m)

Double glazed window to rear with pleasant outlook onto the rear garden, fitted radiator.

Kitchen 10'4" x 6'9" (3.16m x 2.07m)

Double glazed door to rear, wall mounted gas combination boiler serving central heating and hot water, double glazed window to rear. A modern fitted gloss kitchen with a range of base and wall units with rolled top working surfaces incorporating a single bowl sink, fitted gas hob with oven below and extractor over, plumbing for automatic washing machine, tiled splash back.

First Floor Landing

Access to loft space.

Bedroom 1 15'4" x 11'4" (4.69m x 3.47m)

Dimension into bay and recess. Double glazed bay window to front, fitted radiator.

Bedroom 2 12'7" x 12'4" (3.84m x 3.76m)

Double glazed window to rear, fitted radiator.

Bedroom 3 10'1" x 6'10" (3.08m x 2.10m)

Double glazed window to front, fitted radiator.

Bathroom

Opaque double glazed window to rear, modern fitted suite with pannelled bath with overhead shower, pedestal wash hand basin, low level w.c. tiled throughout.

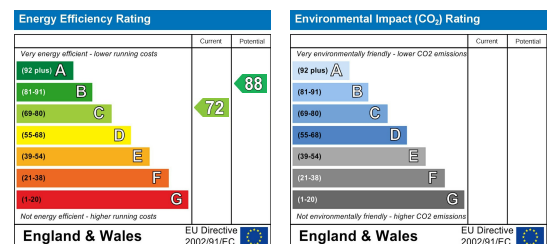
Exterior

To the rear, has an enclosed garden which is mainly laid to paving with mature planting and lap wood fenced borders with access to the rear of the garden leading onto a vehicular rear access lane. To the front offers a modest garden which is mainly laid to paving with hedged borders.

Area Map



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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>