



Lodore Road,
Bristol,
BS16 2DH

£515,000

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Hunters are delighted to offer for sale this fabulous very well spaced period 4 bedroom mid terrace property located in the desirable Thingwall Park locality, within walking distance to the high street offering an array of shops. This superb and well looked after home offers style along with character having plenty of period features to include decorative leaded stain glass windows. Internally this excellent property would suit either family's or young professionals looking to put there stamp on a lovely community area. The internal accommodation briefly comprises to the ground floor, a front lounge with wood burner, a fantastic open plan kitchen/dining room with plenty of storage and lovely rear views onto the garden. To the first floor there are 3 good size bedrooms and contemporary fitted shower room. On the 2nd floor floor you will find the master bedroom and separate luxury appointed bathroom from a loft conversion. Further benefits include, Upvc dg windows, gas central heating, a lovely sunny enclosed rear garden, and a modest front garden with built in bike storage. We would strongly advice a viewng to fully appreciate everything this house offers.



ENTRANCE

Period panelled door with leaded stained glass decorative feature windows above and to side into...

HALLWAY

Decorative tiled flooring, stairs to first floor, built in storage cupboards and separate built in cupboard housing plumbing for automatic washing machine.

LOUNGE 14'6" x 11'1"

Into bay and recess with UPVC double glazed window to front, natural wood flooring, period style fitted radiator, wood burner insert.

OPEN PLAN KITCHEN/DINING ROOM 18'10" x 20'2" overall measurements

Double glazed picture window to rear having pleasant outlook and views onto garden and double glazed French style open doors leading onto garden, bespoke range of fitted base units with Beech block effect wood working surfaces and tiled splash backs incorporating a single bowl sink with mixer tap over, integral dishwasher, fitted induction hob with oven below and a further wide range of built in storage units to the side, period fitted style radiator, space and area for table and chairs, space for fridge freezer.

FIRST FLOOR LANDING

Stairs for second floor.

BEDROOM 2 14'5" x 11'3"

Into bay and fitted wardrobes, UPVC double glazed bay window to front, natural wood flooring, two built in wardrobes, decorative fitted period feature fireplace.

BEDROOM 3 12'0" x 9'4"

UPVC double glazed window to rear, period fireplace, upright fitted radiator.

BEDROOM 4 9'0" x 7'0"

UPVC double glazed window to front, period style radiator, natural wood fitted flooring.

SHOWER ROOM

Opaque UPVC double glazed window to front, contemporary fitted with double tray having overhead shower, low level WC, sink into vanity unit with mixer tap above, tiled walls and floor.

SECOND FLOOR LANDING

Velux window.

MASTER BEDROOM 1 15'6" x 11'2"

Built in storage cupboard, storage into eaves, radiator, velux window to front and rear.

BATHROOM

Luxury appointed modern suite with tiled paneled bath having shower and mixer taps, wall mounted sink, low level WC, partly tiled throughout.

EXTERIOR TO THE REAR

Enclosed garden with paved patio adjoining property the remainder laid to lawn with some lapwood fenced borders and bedding to side with mature planting.

TO THE FRONT

Modest garden with paved pathway leading to front door via wrought iron gate. Built in bike storage unit.

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"



Tenure: Freehold
Council Tax Band: B

- Superb 4 bedroom period mid terrace property!
- Lovely well spaced home
- Offers character and style along with period features
- Front lounge with wood burner and natural wood flooring
- Fabulous open plan kitchen/dining room
- Contemporary fitted first floor shower room
- Loft conversion with master bedroom and separate luxury appointed bathroom
- Enclosed sunny rear garden
- Internal viewng highly recommended
- Desirable Thingwall Park locality !

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>72</div>	<div>85</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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.