



Connells

Lodge Road
Bristol



Property Description

A spacious end-terraced family home located in the popular area of Kingswood. Kingswood offers an array of supermarkets, shops, cafes, restaurants, pubs as well as schools, dentists and doctors. There are also frequent bus services into the centre of Bristol and the surrounding areas.

Entrance/Hallway

An UPVC obscured front glass door leading into the entrance hallway, which has got laminate flooring, a box housing the electric meter and circuit breaker, central heating radiator, stairs rising up to the first floor, doors off to the principle's rooms.

Lounge

15' x 11' max (4.57m x 3.35m max)

A UPVC double glazed bay window to the front aspect, central heating radiator, tv point.

Dining Room

16' 11" max x 11' 5" (5.16m max x 3.48m)

A door to the under-stairs storage cupboard, which is housing a tumble dryer, built-in shelving, aluminium bifolding doors to the rear garden, laminate flooring, a central heating radiator, a door leading through into the kitchen.

Kitchen

14' 1" x 6' 5" (4.29m x 1.96m)

A range of matching wall and base units with rolled work tops over, A UPVC double glazed

window to the rear, a UPVC double glazed door to the rear garden, a central heating radiator, integrated electric oven and grill with inset four ring electric hob, space and plumbing for washing machine, space for fridge/freezer, a stainless steel sink and drainer with a mixer tap, tiled splashback, a wall mounted boiler.

Bathroom

A UPVC double glazed obscured glass window, chrome heated towel radiator, fully tiled around, low level flush wc, pedestal hand-wash basin with a mixer tap, a bath with mixer tap and a main waterfall shower over and shower screen.

Bedroom One

14' 5" x 10' 5" (4.39m x 3.17m)

A UPVC double glazed window to the front aspect, a central heating radiator, a featured cast iron fireplace.

Bedroom Two

9' 8" x 10' 5" max (2.95m x 3.17m max)

A UPVC double glazed window to the rear aspect, a central heating radiator, a featured cast iron fireplace.

Bedroom Three

10' 1" x 6' 4" (3.07m x 1.93m)

A UPVC double glazed window to the front aspect, a central heating radiator, laminate flooring, a hatch giving access to the loft storage.

Outside

To The Front

A front garden offering a parking space for two cars, a gated access leading around to the rear garden and side.

To The Rear

It is enclosed with fencing and walls, a garden shed, a patio area, a garden tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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