



## 41 Lodge Road

, Kingswood, BS15 1JA

**Price £285,000**



\*\*\*WELL PRESENTED VERSATILE ACCOMMODATION, 3/4 BEDROOM PROPERTY\*\*\* Property comprising of hallway, cloakroom, study/bedroom, kitchen/diner, landing, lounge, ensuite to master, three bedrooms, bathroom. Enclosed rear garden with rear access to single garage/driveway



## Hallway

Entrance door, radiator, coving to ceiling, storage cupboard, stairs, tiled flooring, door to:-

## Study/Bedroom 4 9'3" x 6'4" (2.82 x 1.92)

Double glazed window, radiator, laminate flooring

## Cloakroom

Two piece suite comprising of wash hand basin with storage under, low level wc, radiator, double glazed window, tiled flooring

## Kitchen/Diner 19'11" x 12'11" (6.07 x 3.94)

Matching range of wall and base units with worktop space over, sink unit, built in washing machine, fridge/freezer, built in dishwasher, built in cooker, hob and extractor hood, part tiled flooring, part laminate flooring, two double glazed windows, double glazed french doors to garden, two radiators, coving to ceiling.

## 1st Floor Landing

Radiator, stairs, door to:-

## Lounge 13'1" x 12'11" max (3.99 x 3.93 max)

Two double glazed windows, two radiators, coving to ceiling, feature electric fire with mantle over

## Bedroom 1 10'10" x 9'7" (3.30 x 2.92)

Double glazed window, radiator, mirror wardrobes with sliding doors, door to:-

## Ensuite Shower Room

Three piece suite comprising of shower cubical, wash hand basin with storage under, low level wc, tiled flooring, radiator, double glazed window.

## 2nd Floor Landing

Door to:-

## Bathroom

Three piece suite comprising of panelled bath, low level wc, wash hand basin with storage under, radiator, double glazed window

## Bedroom 2 13'0" x 9'7" (3.96 x 2.91)

Double glazed window, radiator, airing cupboard housing boiler

## Bedroom 3 12'11" x 8'2" (3.94 x 2.50)

Three Velux windows, radiator

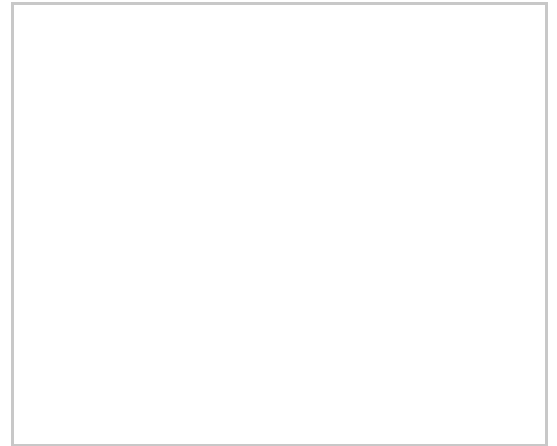
## Rear Garden

Enclosed garden with mature trees and shrubs, lane access to garage

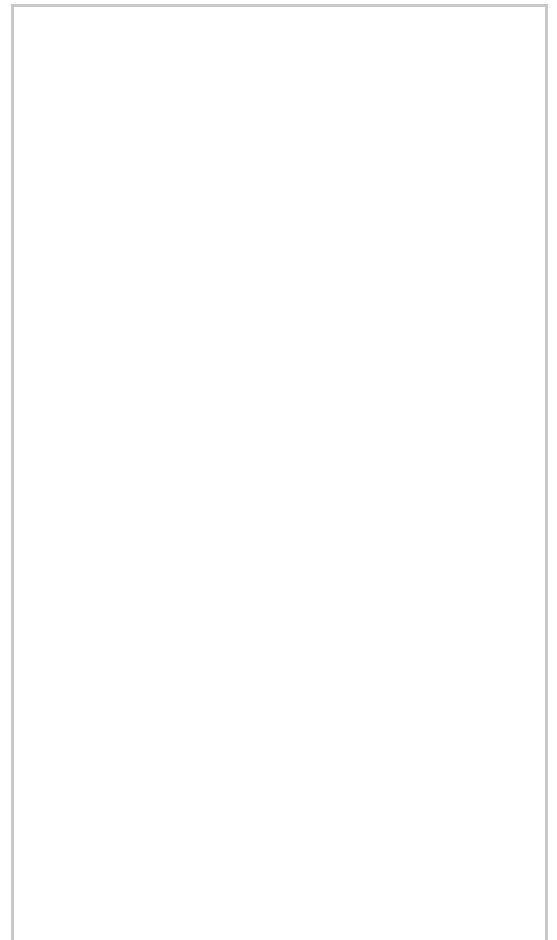
## Garage

Single garage with rear door to give access to back of the property

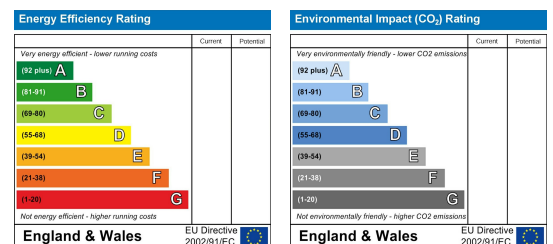
## Area Map



## Floor Plans



## Energy Efficiency Graph



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