

HUNTERS[®]

HERE TO GET *you* THERE



Lodge Walk

Downend, Bristol, BS16 5UQ

£350,000



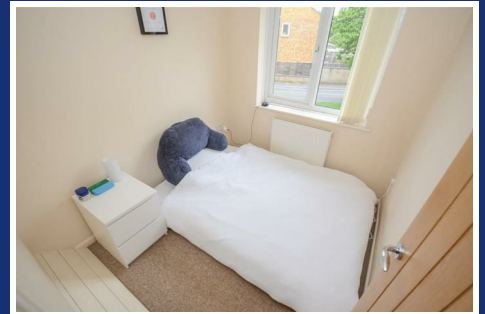
Council Tax:



4 Lodge Walk

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this middle terrace house which occupies a quiet cul-de-sac position in the popular area of Downend.

The property is located with easy walking distance of Christchurch Junior School, for bus links into the city centre and for amenities.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgeries and dental practices.

In our opinion this property would ideally suit a first time purchaser, or those seeking an

The accommodation comprises to the ground floor; entrance hall, lounge, kitchen/diner with an integral oven and hob and conservatory. To the first floor there is a bathroom with an over bath shower system and three bedrooms. The master bedroom has the benefit of having sliding fronted built in wardrobes.

Externally to the rear of the property is a good sized mainly laid to lawn rear garden and a single sized garage situated in a nearby rank with an off street parking space situated in front.

Additional benefits include a Worcester boiler supplying gas central heating and uPVC double glazed windows.

An internal viewing appointment is recommended.

ENTRANCE

Via a uPVC double glazed sliding door leading into an entrance porch.

ENTRANCE PORCH

Glazed panelled door leading into entrance hall.

ENTRANCE HALL

Under stairs storage cupboard, radiator, stairs leading to first floor accommodation and doors leading into lounge and kitchen/diner.

LOUNGE

11'2" x 10'0" (3.40m x 3.05m)

uPVC double glazed window to front, TV aerial point, radiator.

KITCHEN/DINER

17'1" x 10'9" (5.21m x 3.28m)

Two uPVC double glazed windows to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with five ring gas hob and stainless steel cooker hood, space for a tall fridge freezer, roll edged worksurface, under stairs storage cupboard, radiator, tiled floor, glazed panelled door leading into conservatory.

CONSERVATORY

11'2" x 8'6" (3.40m x 2.59m)

uPVC double glazed windows to rear, plumbing for washing machine, wash hand basin with chrome mixer tap, door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, doors leading all first floor rooms.

BEDROOM ONE

11'0" x 9'9" (3.35m x 2.97m)
uPVC double glazed window to rear, built in sliding fronted wardrobes, storage cupboard, radiator.

BEDROOM TWO

11'0" x 9'9" (3.35m x 2.97m)
uPVC double glazed window to front, radiator.

BEDROOM THREE

7'6" x 6'9" (2.29m x 2.06m)
uPVC double glazed window to front, radiator.

BATHROOM

6'7" x 5'8" (2.01m x 1.73m)
Opaque uPVC double glazed window to rear, white suite comprising W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower system, chrome heated towel rail, tiled walls.

OUTSIDE

FRONT

Unestablished with path leading to main entrance, side pedestrian access leading into rear garden.

REAR GARDEN

Mainly unestablished with outside storage, water tap, garden surrounded by wooden fencing, side gate providing pedestrian access.

GARAGE

Single sized garage with metal up and over door situated in a nearby rank.

OFF STREET PARKING

A parking space situated in front of the garage.



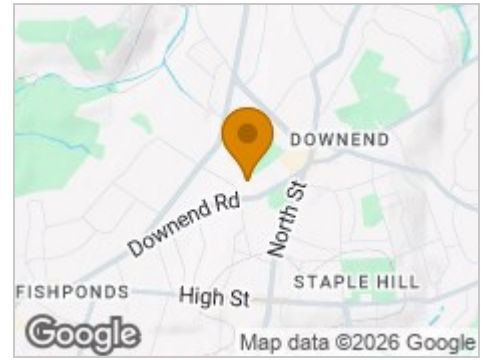
Road Map



Hybrid Map



Terrain Map



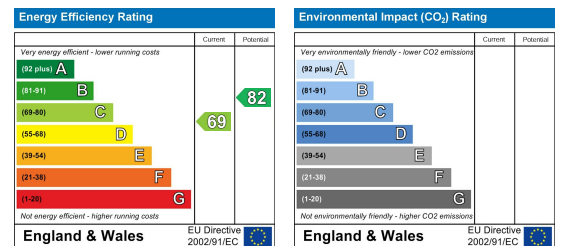
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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.