HUNTERS®

HERE TO GET *you* THERE

Lodge Causeway

Fishponds, Bristol, BS16 3HY

Offers In The Region Of £275,000

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Nestled along the picturesque Lodge Causeway in Bristol, this impressive mid-terraced Victorian home, built between 1900 and 1909, presents a remarkable opportunity for those with a vision. Boasting three spacious reception rooms and three well-proportioned bedrooms, this property is perfect for families or individuals seeking a charming residence in a vibrant area. The house requires complete modernization and refurbishment, making it an ideal project for developers, contractors, builders, or confident professionals eager to create their dream home. The modest kitchen offers potential for transformation, while the large rear garden provides ample outdoor space for relaxation or entertaining. Situated conveniently close to Fishponds Road, residents will enjoy easy access to local amenities and transport links, enhancing the appeal of this property. Although there is no off-street parking, the location is well-connected, ensuring that commuting and daily errands are manageable. This Victorian gem must be sold, presenting a unique chance to invest in a property with character and potential. Whether you are looking to renovate and reside or develop for profit, this home is a canvas awaiting your creative touch. Don't miss out on this exclusive opportunity from Hunters.

Entrance
Composite entrance door into entrance lobby, decorative tiled floor, half glazed inner door into ...

Hall
Electric meters, staircase to first floor with cupboard beneath, gas convector heater (not tested).

Lounge 14'1" x 11'10" (4.30m x 3.63m)
Dimension maximum overall into a bay window, tiled fireplace with a built in gas fire, (not tested), original ceiling rose and coving, picture rail.

Second Sitting Room 13'3" x 9'11" (4.05m x 3.03m)
Tiled fireplace with a built in real flame gas fire (not tested), built in glass fronted china display cabinet, picture rail, window to rear, step down into an accessed via the hall into ...

Breakfast Room 11'2" x 9'6" (3.41m x 2.91m)
Tiled fireplace with a built in gas fire (not tested), built in cupboard storage, window to side, door into ...

Kitchen 9'4" x 4'7" (2.85m x 1.42m)
Fitted with several floor and wall cupboards, single drainer stainless sink unit with a domestic hot water heater, space for gas cooker, window to side, step down into ...

Rear Lean To with Toilet 9'9" x 4'10" (2.98m x 1.49m)
UPVC double glazed windows to side and rear, UPVC double glazed door onto rear garden.

First Floor Half Landing

Bedroom 1 9'5" x 9'6" (2.89m x 2.90m)
Dimension minimum overall, cash iron fireplace with built in cupboard, window to rear with pleasant open aspect onto the rear garden.

Shower/Wet Room 6'7" x 5'3" (2.03m x 1.61m)
A white suite of low level w.c. and vanity wash basin, fitted electric shower (not tested), frosted glazed window to side, fully tiled walls, heated towel rail, dimplex fan heater.

First Floor Principal Landing
Access to roof space, built in cupboard.

Bedroom 1 15'7" x 14'5" (4.75m x 4.40m)
Cast iron fireplace with a built in gas fire (not tested), dimension maximum overall into a bay window.

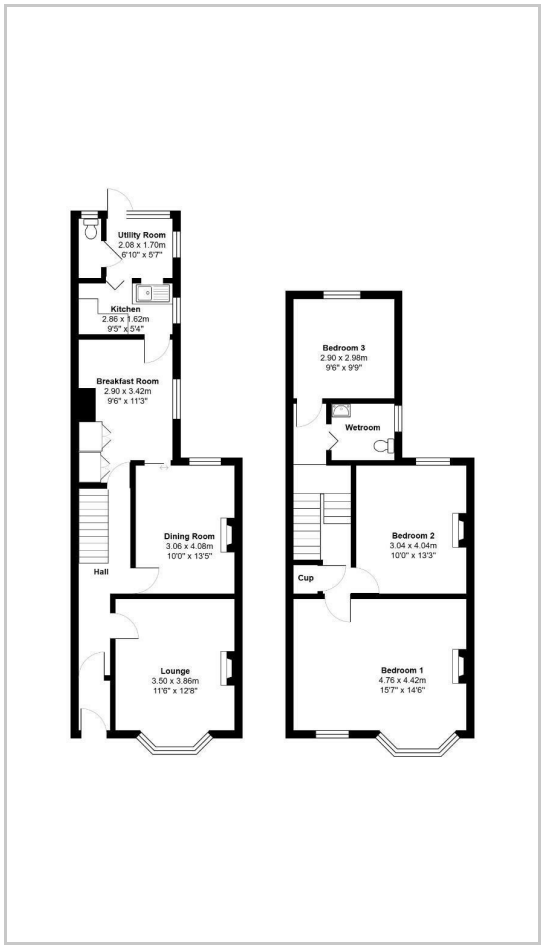
Bedroom 2 13'5" x 9'11" (4.09m x 3.04m)
Window with outlook to the rear, cast iron fireplace.

Exterior
The garden is arranged principally to the rear of the property extending approx. 60 feet in length and requiring general cultivation and landscaping, currently offering an lawned area and paved patio with timber framed summer house. From the rear garden access to the cellar basement storge can be obtained (9.37m x 4.52m with maximum head height of 1.63m)

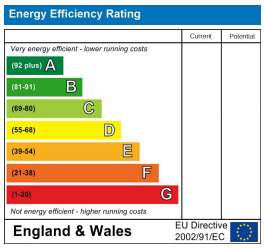
AML (Anti money laundering checks)
''Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete 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''

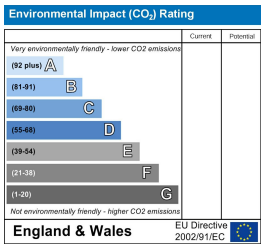
Area Map

Floor Plans



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.
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