



The Lodge High Street, Bristol, BS39 7QJ

£400,000

An imposing and immaculate, detached home for sale. This property is a remarkable blend of space and character, exuding a sense of charm and sophistication. Boasting three spacious reception rooms, one of which is currently being used as a fourth bedroom and a kitchen that is well-crafted to cater to all your culinary needs. This home is perfect for a family that enjoys entertaining and requires substantial living space.

The property comprises three generously proportioned bedrooms to the first floor, a well-appointed bathroom and additional toilet.

One of the unique features of this property is its open fireplace, a beautiful focal point in the living area that adds a cosy and homely feel to the space. The property also benefits from parking and a garage to the rear, a rare find in this area. Adding to its appeal is a splendid garden, offering the perfect outdoor space for relaxation, entertainment, or children's play.

The property is located in an area embellished with local amenities and historical features, further enhancing its desirability. It falls under Council Tax Band E and has an EPC rating of D, reflecting its reasonable

Entrance Hall



Sitting Room

16'6" x 11'7" (5.03 x 3.55)



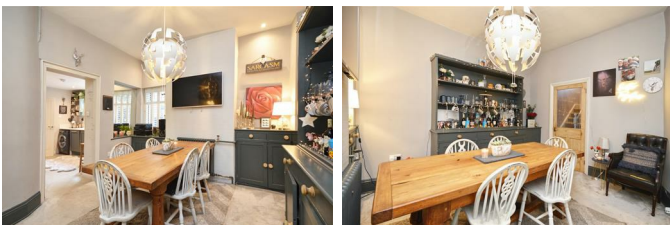
Second Reception Room

15'0" x 12'9" (4.58 x 3.91)



Dining Room

12'9" x 12'0" (3.91 x 3.67)



Kitchen

10'7" x 8'6" (3.23 x 2.60)

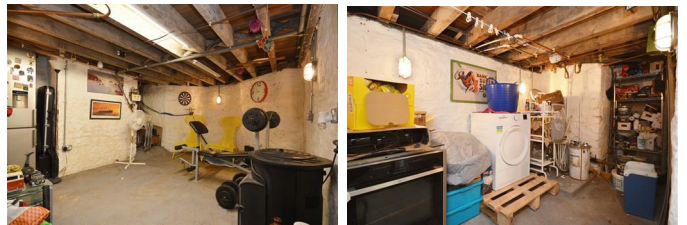


Downstairs WC



Basement

15'2" x 12'9" (4.64 x 3.91)



First Floor Landing



Bedroom One

12'10" x 11'10" (3.92 x 3.63)



Bathroom

8'6" x 7'3" (2.60 x 2.22)



Bedroom Two

13'1" x 11'7" (4.00 x 3.55)



Additional WC



Bedroom Three

12'9" x 12'0" (3.91 x 3.68)



Side Courtyard



Rear Garden



Garage to Rear

17'3" x 8'10" (5.26 x 2.70)



Parking

Floor Plan



Area Map



Energy Efficiency Graph

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

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