



7 LOWTHER ROAD,  
SOUTHMEAD, BS10 6HU

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GOODMAN  
& LILLEY



A WELL PRESENTED THREE BEDROOM HOME WITH GATED DRIVEWAY PARKING, SITUATED CLOSE TO LOCAL EMPLOYERS, SUCH AS AIRBUS AND SOUTHMEAD HOSPITAL, GOOD LOCAL SCHOOLS AND LOCAL BUS ROUTES TO THE CITY CENTRE, GLOUCESTER ROAD AND CRIBBS CAUSEWAY.

Summary

The accommodation in brief comprises on the ground floor of a welcoming entrance hall, Wc/cloakroom, a generous sitting / dining room and a fitted kitchen to the rear opening out to the garden. To the first floor there are three bedrooms and a shower room. Benefits include gated driveway parking, brick built storage and front and rear gardens.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Hall

Access via the main front door with stairs to the first floor, understairs storage, radiator, and doors to:

Sitting / Dining Room

A generously sized main reception room with double glazed windows to the front and rear aspects, feature fireplace, and radiator.

Kitchen

The kitchen incorporates fitted wall and base units with an integrated sink and cooker, tiled surrounds, double glazed window to the side and door out to the rear lobby. Wall mounted gas boiler.

Rear Lobby

Covered with doors to the rear garden, side/front of house, a cloakroom/WC and a storage room.

Cloakroom / WC

Fitted toilet and window .

First Floor

Landing

Generous central landing with double glazed window and doors to:

Bedroom One

Double glazed windows to the rear aspect, built in storage, radiator.

Bedroom Two

Double glazed window to the front aspect, built in storage, radiator.

Bedroom Three

Double glazed window to the rear aspect, built in storage, radiator.

Shower Room

Fitted with walk in shower, toilet and wash basin, tiled surrounds and double glazed window to the side aspect.

Outside

Front Garden

A gated front garden with lawn area and driveway parking, access to the rear garden via a side gate.

Rear Garden

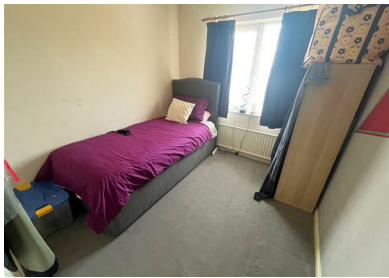
Facing a sunny southernly direct, fully enclosed by fencing with artificial lawn and patio area, shrub borders and beds. There is a brick built storage / workshop on the back of the house and a side garden with wooden shed that has power fitted.

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- Semi Detached Family House
  - Close to Southmead Hospital, Aerospace
  - West Facing Rear Garden
- Three Bedrooms
  - Gated Driveway Parking
  - Viewing Highly Recommended

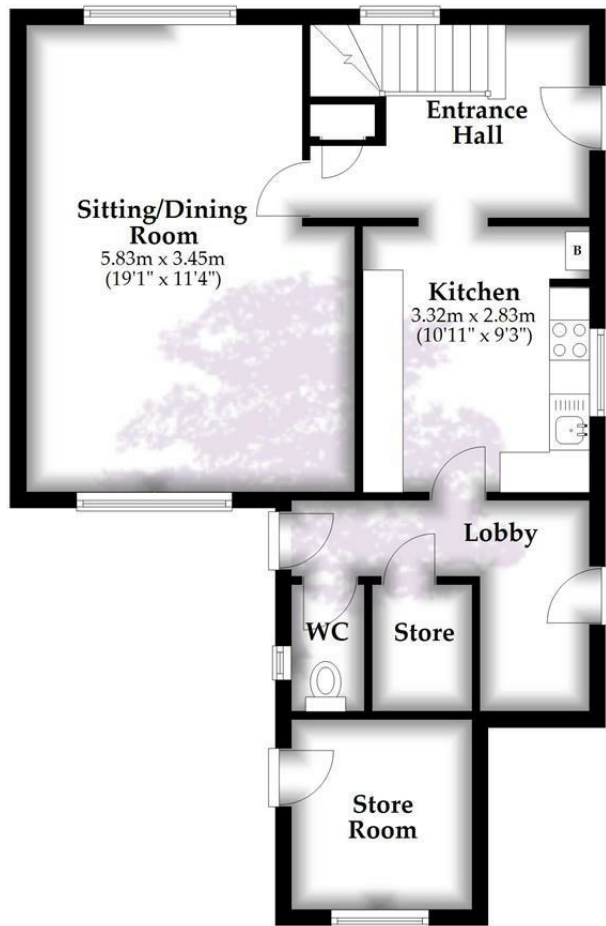


GUIDE PRICE £325,000

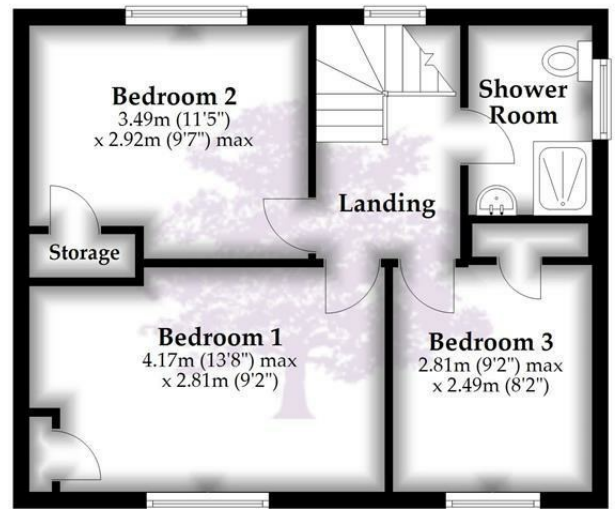




## Ground Floor



## First Floor



Total area: approx. 102.7 sq. metres (1105.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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