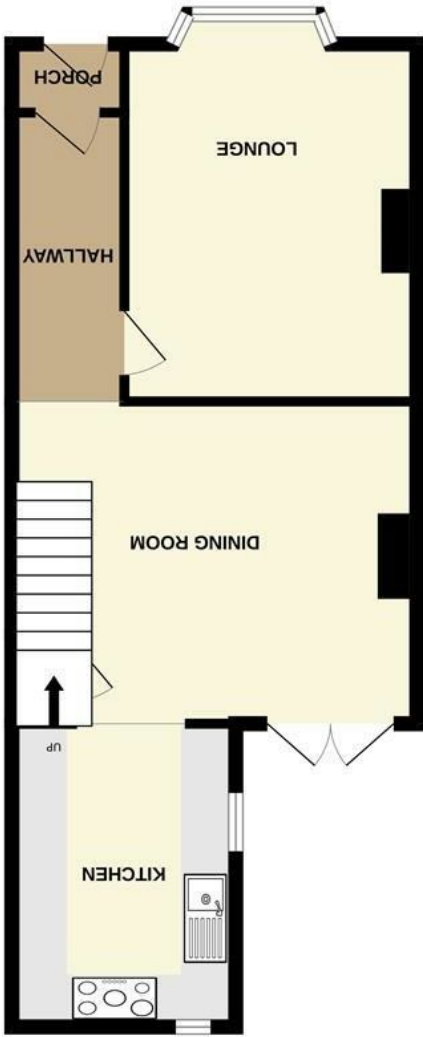


1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
Made with Mapbox ©2025



Council Tax Band: B | Property Tenure:

THREE BEDROOM VICTORIAN PROPERTY! This wonderful property has been renovated from top to bottom and is quite simply STUNNING! The house is situated on the Fishponds/Kingswood borders. Located within walking distance to Lodge Causeway High Street, this property offers excellent commuter routes to both the City Centre and A4174 Bristol Ring Road to include Southmead hospital, UWE campuses and MOD/Filton Abbeywood. The property has been finished to a high standard throughout and really does have that WOW FACTOR but equally. The property benefits from a modern kitchen with WHITE GOODS. Other benefits include: Full uPVC double glazing, gas central heating, lawned garden with patio area and large shed. Accommodation comprises: Hallway Lounge, Dining Area leading to Kitchen with electric Range cooker plus integrated dishwasher, washing machine and fridge freezer. Upstairs there are three double bedrooms and bathroom with 3 piece white suite and shower over the bath. Offered unfurnished and available end of April !! Not suitable for sharers, students or smokers!! Pet Considered !

Council Tax Band: B
Holding Deposit 1 week : £392.31
Dilapidations Deposit 5 weeks : £1961.54
Variation of Contract fee : £50
AWARD WINNING AGENT



- Porch**
4'x 2'8 (1.22mx 0.81m)
- Hallway**
1'03 x 4'4 (0.38m x 1.32m)
- Lounge**
11'07 x 12'1 (3.53m x 3.68m)
- Dining Area**
12'06 x 12'09 (3.81m x 3.89m)
French Doors to garden
- WC**
4'03 x 2'06 (1.30m x 0.76m)
WC under the stairs
- Kitchen**
11'10 x 8'10 (3.61m x 2.69m)
Comprising of a electric range cooker, quartz worktops and integrated dishwasher, washing machine and fridge/freezer
- Landing**
16'10 x 5'08 (5.13m x 1.73m)

- Bedroom 1**
15'00 x 10'01 (4.57m x 3.07m)
- Bedroom 2**
12'10 x 9'06 (3.91m x 2.90m)
- Bedroom 3**
10'11 x 8'11 (3.33m x 2.72m)
- Bathroom**
9'0 x 4'0 (2.74m x 1.22m)
Including WC, wash hand basin,
- Garden**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	68	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 