



£1,250 PCM Lodge Causeway | Fishponds | Bristol | BS16 3RA

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Kendall Harper

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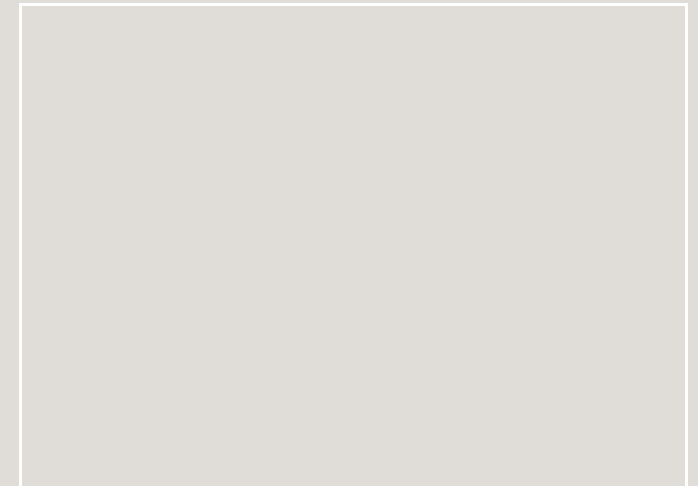
Nestled on Lodge Causeway in the vibrant area of Fishponds, Bristol, this delightful two-bedroom flat offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a welcoming entrance hall that leads you to the first floor, where you will discover a spacious lounge/diner, ideal for both relaxation and entertaining guests.

The flat boasts a generously sized master bedroom, complemented by a further double bedroom, making it perfect for small families, couples, or individuals seeking extra space. The recently fitted kitchen is both stylish and functional, providing an excellent space for culinary pursuits. Additionally, the newly refurbished bathroom, complete with a separate WC, adds to the convenience of this well-appointed home.

The property has been thoughtfully repainted throughout and features new carpets, ensuring a fresh and inviting atmosphere. With the benefits of double glazing and gas central heating powered by a recently installed combi boiler, you can enjoy warmth and energy efficiency all year round.

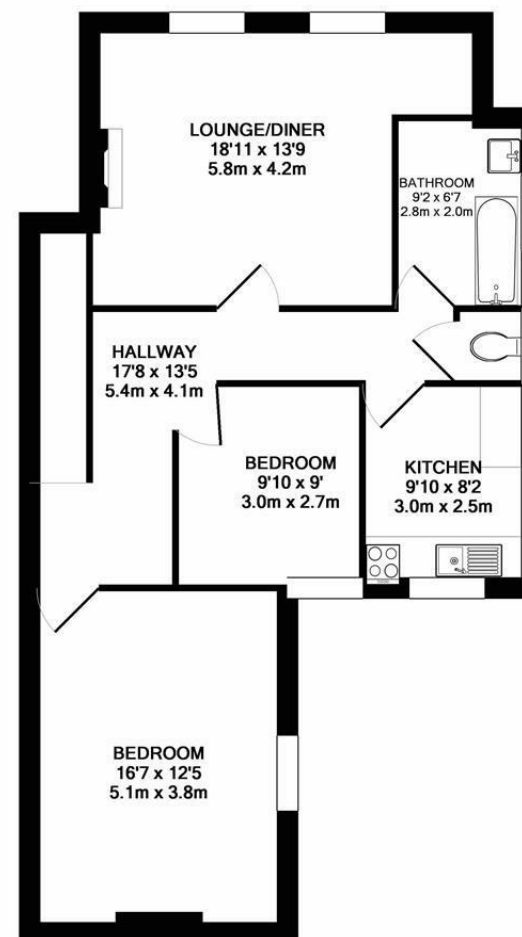
Available for immediate occupancy, this flat is a fantastic opportunity for those looking to settle in a lively community with excellent amenities nearby. Viewings are highly recommended to fully appreciate the charm and quality this property has to offer. Don't miss out on the chance to make this lovely flat your new home!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 821 SQ.FT. (76.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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