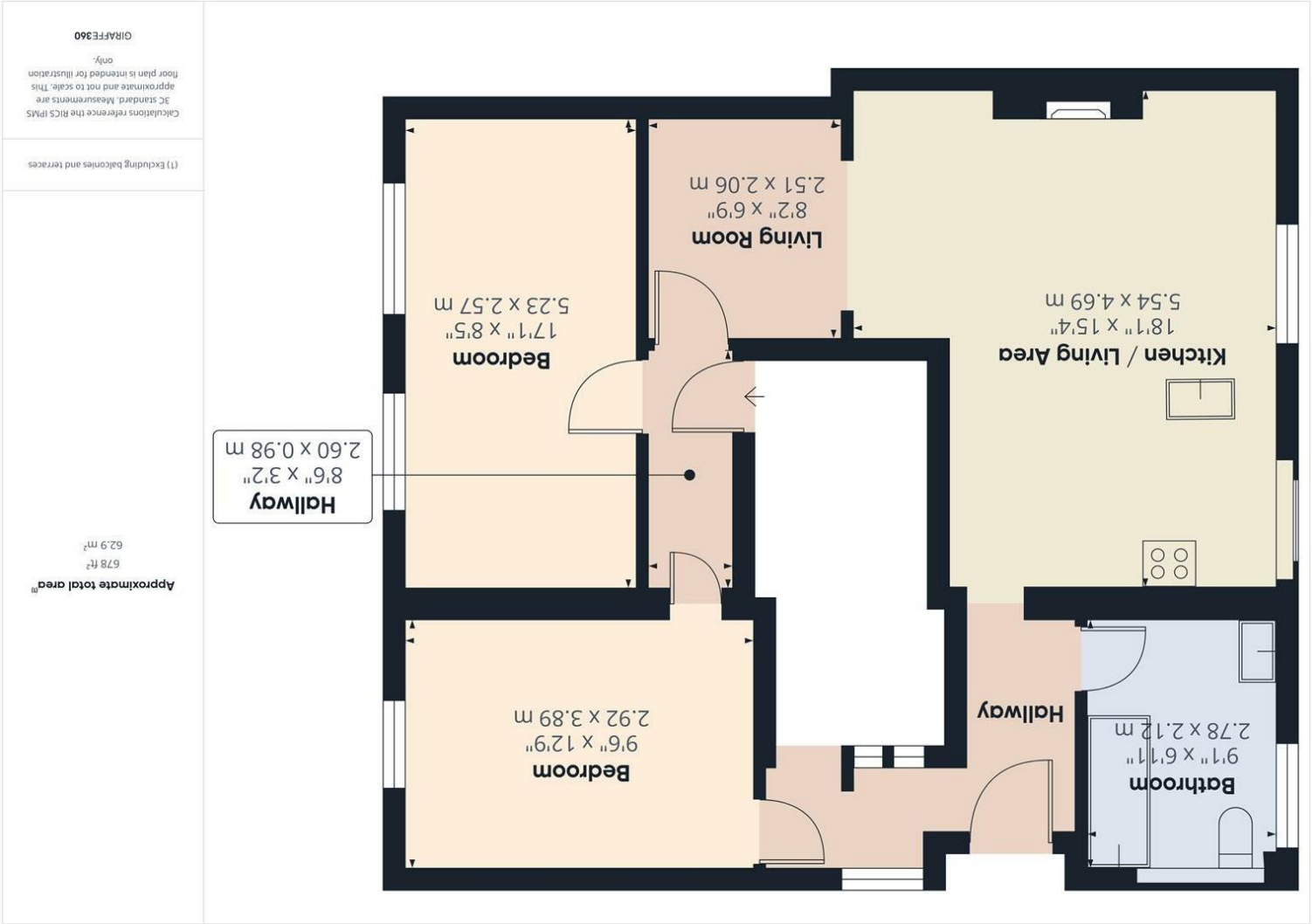




- Open plan lounge/diner/kitchen
- Two double bedrooms
- Enclosed garden
- Gas central heating
- Close to local amenities
- No chain

78b Lodge Causeway, Fishponds, Bristol, South Gloucestershire, BS16 3JP  
**Asking Price £225,000** Leasehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Hallway 9'1" x 6'11" (2.78m x 2.12m)  
Bathroom  
Living Room/Kitchen Area 18'2" x 15'4" (5.54m x 4.69m)  
Living Room 8'2" x 6'9" (2.51m x 2.06m)  
Hallway  
Bedroom 17'1" x 8'5" (5.23m x 2.57m)  
Bedroom 12'9" x 9'6" (3.89m x 2.92m)  
Lease - 999 years commencing 1 January 2021

PROPERTY TYPE Flat  
BEDROOMS 2  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND A



A very spacious two double bedroom first floor flat with the added benefit of its own enclosed garden.

The accommodation comprises entrance hall, open plan lounge, dining room and kitchen, two large double bedrooms and a bathroom.

The enclosed garden is accessed to the rear of the main entrance and is enclosed with its own gated access.

The property is ideally positioned for access to the city centre, motorway networks and the ever popular Fishponds Road, with its wide range of amenities.

Viewing highly recommended.

Please note the insurance is to be divided between the leaseholders and the service charges are yet to be set as only one of the flats has been sold.

There is a peppercorn rent.



## the location

Offering good access to the local facilities of Lodge Causeway and a range of restaurants, bars and shops in the nearby Fishponds Road, this well placed home offers the commuter good access to both Bristol and Bath, plus greenspace at nearby Eastville park, Bristol 3.5 miles Bath 12.4 miles

*Offered for sale with  
no onward chain!*

## just a thought...

Offering as much space as some two bedroom houses and its own garden. At this price it has to be worth a look!

