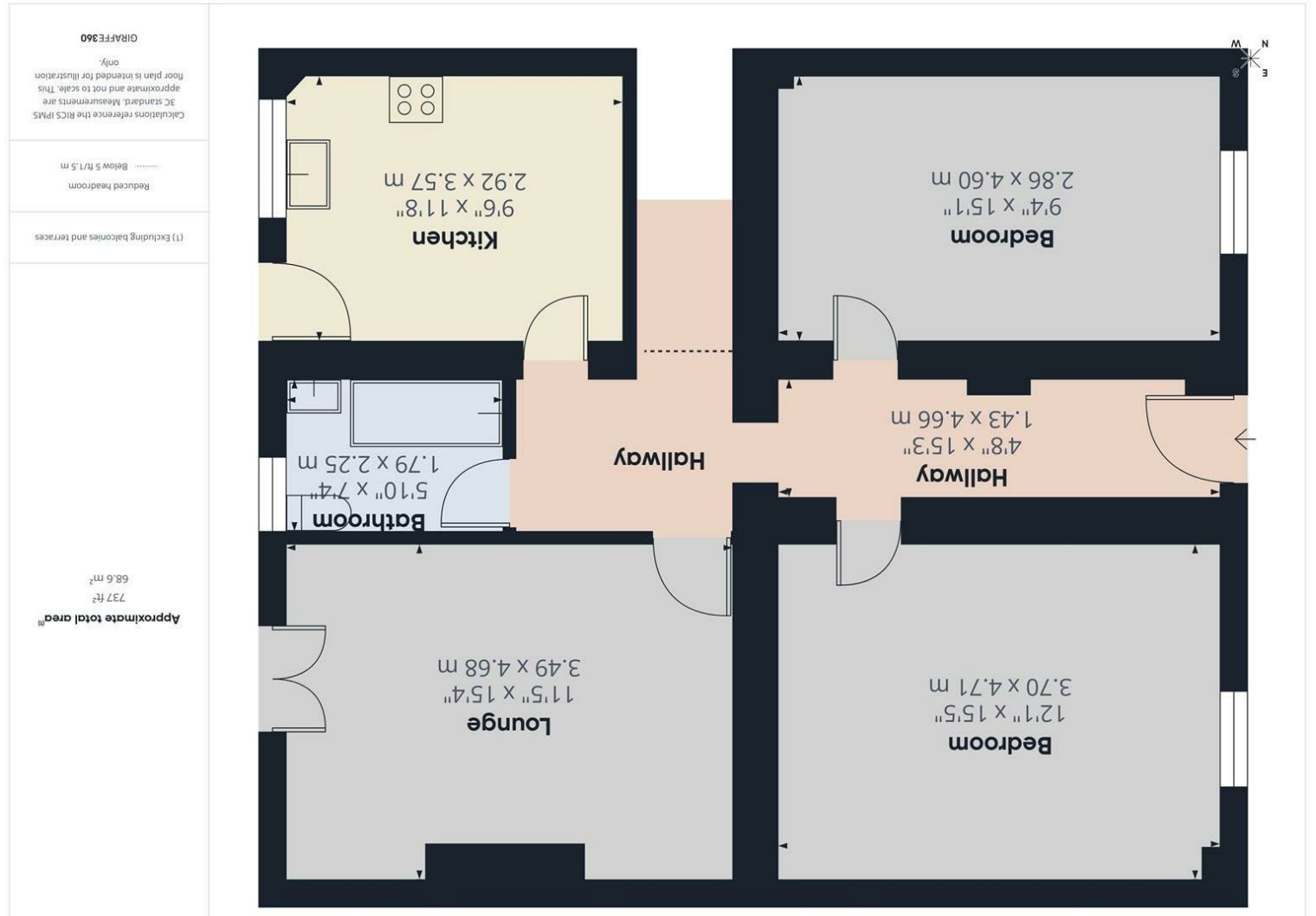


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



Lease 999 years from 1 January 2021

- Hallway 11'5" x 15'4" (3.49 x 4.68)
- Lounge 9'6" x 11'8" (2.92 x 3.57)
- Kitchen 12'1" x 15'5" (3.70 x 4.71)
- Bedroom 9'4" x 15'1" (2.86 x 4.60)
- Bedroom 5'10" x 7'4" (1.79 x 2.25)
- Bathroom



- Spacious ground floor flat with its own entrance
- Large hallway
- Lounge with French door
- Kitchen/Diner
- Two good size double bedrooms
- Enclosed garden
- No chain

78A Lodge Causeway, Fishponds, Bristol, BS16 3JP  
**£218,000** Leasehold

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



A very spacious two double bedroom ground floor garden flat with its own entrance.

Ideally situated for access to Fishponds Road and its vast range of popular amenities.

The accommodation comprises its own front door to a large hallway, a lounge with French door to an enclosed garden, a kitchen/diner, two good size double bedrooms and a bathroom.

A prompt viewing is highly recommended - offered for sale with no onward chain!

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...

A much larger than average garden flat with great further potential!