



**Connells**

Lake Road  
Bristol

Lake Road  
Bristol BS10 5JQ

For Sale offers in excess of  
**£400,000**



### Property Description

Connells are pleased to offer this lovely 4 bed semi-detached home on the desirable Lake Road, the home is in need of some updating. Potential to extend to the rear of the property or to the side (subject to planning) to create a beautiful family home in a very popular location.

Lake Road is ideally positioned for the local shops, local bus routes and Southmead Hospital is just 0.6 Miles away.

This 4 bed semi-detached home is extremely spacious, comprising of downstairs living room, dining room, separate kitchen and a conservatory. With a large rear garden.

This corner plot would be ideal for investment buyers or a family looking to put their own stamp on a property.

Viewing is advised to fully appreciate the accommodation on offer. In a popular location this wonderful opportunity is not to be missed! Call 0117 950 1552 to arrange a viewing.



## Front Garden

Front Garden is Concrete/Paved for car access

## Entrance Porch

Double glazed door to front.

## Cloakroom

Double glazed window to rear, low level WC, wash hand basin, radiator.

## Lounge

17' 6" x 12' 4" ( 5.33m x 3.76m )

Double glazed window to front, TV point, telephone point, electric fire place, wall lights, radiator.

## Dining Room

14' 4" x 7' 6" ( 4.37m x 2.29m )

Double glazed patio doors. Wooden Floor. Radiator.

## Kitchen

8' 9" x 16' 8" ( 2.67m x 5.08m )

## Landing

Stairs leading from lounge to landing area. Loft access

## Bedroom One

9' x 18' 2" ( 2.74m x 5.54m )

Double glazed window to front, built in wardrobes, TV point, telephone point, radiator.

## Bedroom Two

9' 1" x 12' 4" ( 2.77m x 3.76m )

Double glazed window to front, radiator.

## Bedroom Three

7' 7" x 12' 4" ( 2.31m x 3.76m )

Double glazed window to rear, built in wardrobes, radiator.

## Bedroom Four

8' 1" x 9' 2" ( 2.46m x 2.79m )

Double glazed window to front, built in wardrobes, radiator.

## Bathroom

Double glazed window to rear, low level WC, wash hand basin, Tiled shower cubicle, extractor fan, radiator.

## Conservatory

Conservatory at rear of the property

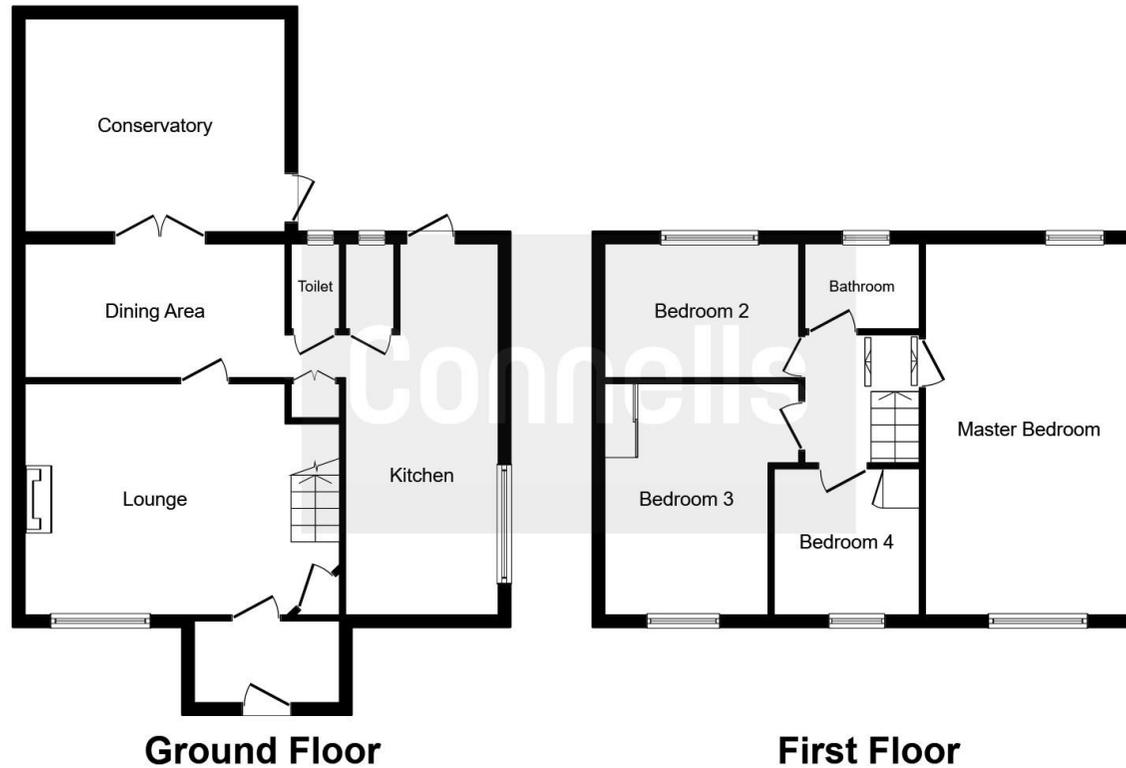
## Rear Garden

Part Patio area to length of garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/ref-WOT304731](https://www.connells.co.uk/Property/ref-WOT304731)**

**directions to this property:**

<https://goo.gl/maps/xUmKtZGfqmaiwRfz6>

**EPC Rating: D**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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