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**Loveridge Court,**
**Bristol, BS36 2NX**

**PRICE: Asking Price**
**£425,000**

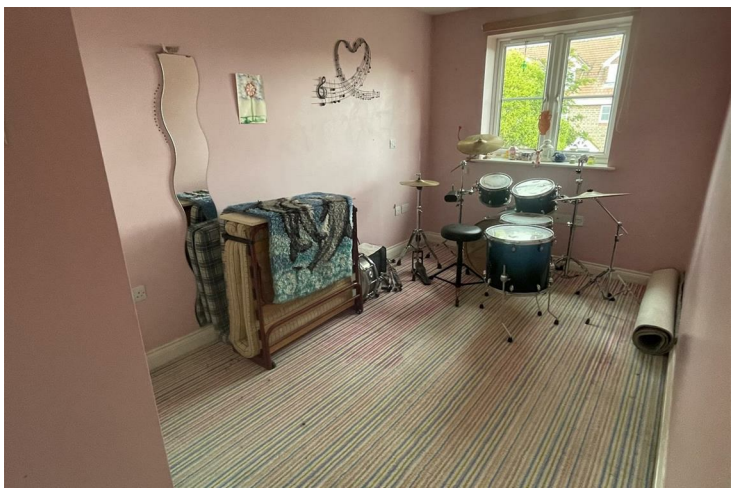
## Property Features

- **Detached Three Storey Townhouse**
- **Four Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Utility Room**
- **Cloakroom**
- **En-Suite & Dressing Room to Master Bedroom**
- **Garage & Off Street Parking**
- **Front & Rear Gardens**
- **Popular Location**









# Full Description

Entrance Hall
Stairs rising to the first floor landing, smoke detector, under floor heating.

Cloakroom
Low level w.c., extractor, wall mounted wash hand basin, tiled splash-backs, wall mounted fuse box.

Kitchen
12' x 7'8 (3.66m x 2.34m)
Double glazed window to the front, fitted with a range of wall and base units with roll edge work-surfaces over, integrated dishwasher, integrated fridge/freezer, built in electric double oven and gas hob with extractor over, tiled splash-backs, television point, ceiling spot lighting, wine rack, under floor heating.

Utility Room
5'10 x 5'6 (1.78m x 1.68m)
Double glazed window to the front, wall mounted boiler, tiled splash-backs, stainless steel single drainer sink unit with mixer tap over, space for washing machine, space for tumble dryer, extractor, under floor heating.

Lounge/Dining Room
17'2 x 13'8 (5.23m x 4.17m)
Double glazed windows ad French doors to the rear, coved ceiling, under stairs storage cupboard, feature fireplace with gas fire, television point, LVT flooring, under floor heating.

First floor Landing
Coved ceiling, smoke detector, built in airing cupboard with shelving, stairs rising to the second floor landing.

Bedroom Two
13'8 x 8'1 (4.17m x 2.46m)
Double glazed window to the rear, built in wardrobe with hanging space and shelving, under floor heating, wall mounted thermostat.

Bedroom Three
10'3 x 9'2 (3.12m x 2.79m)
Double glazed window to the rear, television point, telephone point, built in wardrobe with hanging space and shelving, under floor heating.

Bedroom Four
12 x 8'1 (3.66m x 2.46m)
Double glazed window to the front, built in wardrobe with hanging space and shelving, under floor heating.

Bathroom
Double glazed obscure window to the front, panelled bath, low level w.c., built in shower cubicle with shower over, shaver point, part tiled walls, heated towel rail, extractor.

Second Floor Landing

Bedroom One
20'6 x 11 (6.25m x 3.35m)
Double glazed window to the front, double glazed Velux window to the rear, eaves storage, two built in wardrobes, ceiling spot lighting, television point, under floor heating.

Dressing Room/Office
9'2 x 7'3 (2.79m x 2.21m)
Double glazed Velux window to the rear, ceiling spot lighting, ethernet point, television point, eaves storage.

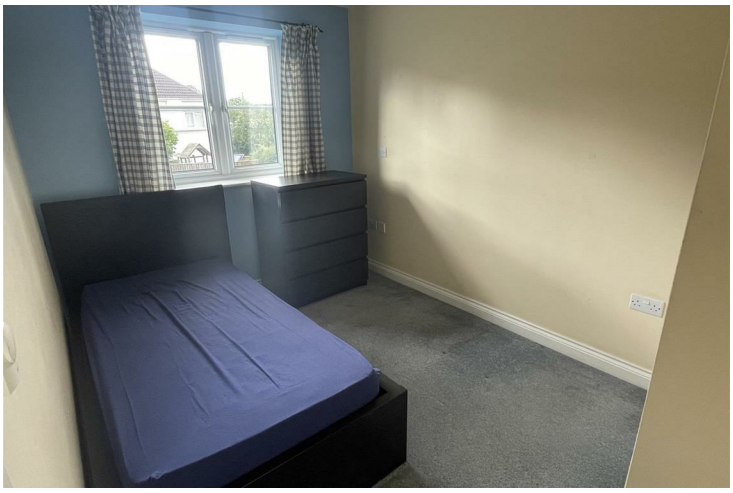
En-Suite
Double glazed obscure window to the front, pedestal wash hand basin, low level w.c., built in shower cubicle with shower over, shelving, extractor, heated towel rail, shaver point, tiled splash-backs.

Garage
With up and over door, power and lighting, storage above, EV charging point.

Parking
Block paved area in front of garage providing off street parking for one vehicle.

Rear Garden
Paved patio area, path leading to the rear access gate to garage & parking, side access, lawned area, enclosed by fencing and walling, power point, lighting.

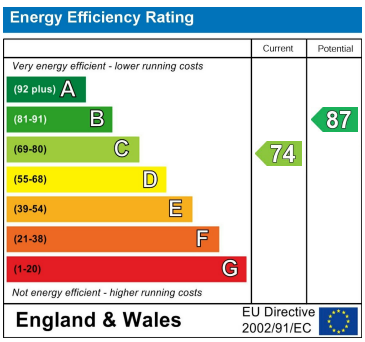
Front Garden
Laid to lawn, with outside tap, enclosed by fencing and walling and gate to rear garden and meter boxes.

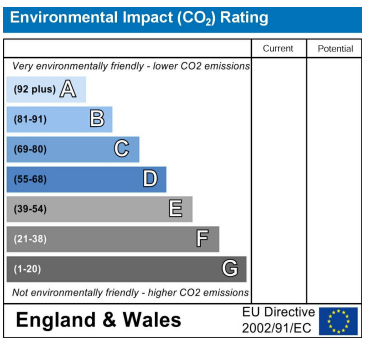




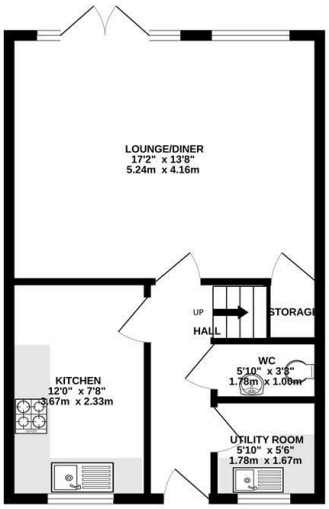




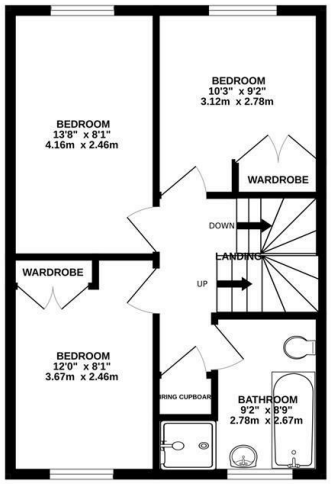


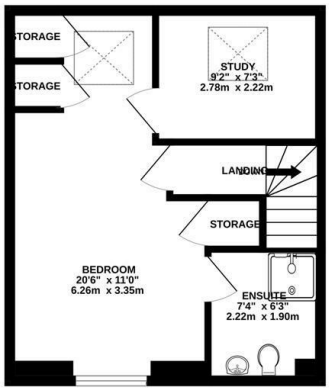
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.




1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.




2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.




TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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