



WESTBOURNE ROAD
DOWNEND, BRISTOL, BS16 6RU

£350,000



3



1



2



E



Ground Floor

Hall

Lounge

12'6 x 12'6

Dining Room

13'1 x 9'11

Kitchen

13'1 x 8'5

First Floor

Landing

Bedroom

12'6 x 10'6

Bedroom

13'1 x 9'11

Bedroom

8'0 x 7'11

Bathroom

8'5 x 5'8

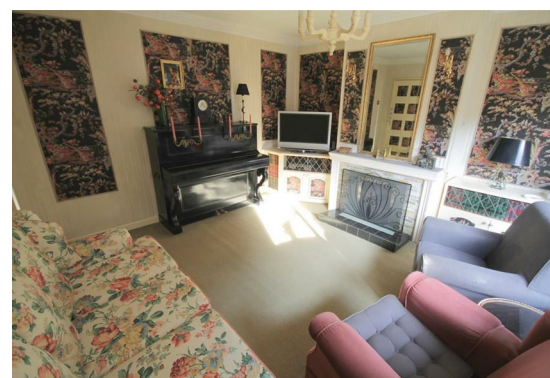
External

Front Garden

Rear Garden

Drive

Garage



Offered for sale with the distinct advantage of NO ONWARD CHAIN. This well-loved, three-bedroom semi-detached residence presents an exceptional opportunity for discerning buyers seeking a property with significant potential for modernisation and personalisation.

The ground floor currently offers a traditional arrangement, a spacious entrance hall leads to a comfortable lounge with a coal effect gas fire and large window to the front elevation, a separate dining room is accessed from the kitchen and has French doors to a small terrace overlooking the garden. The kitchen features a practical pantry and integrated appliances include an eye level double oven, hob and extractor along with space for a fridge freezer and dishwasher. This space offers the exciting prospect of creating a contemporary, open-plan kitchen/dining area.

A generous landing provides access to the first floor, where you'll find three bedrooms, including two spacious doubles, and a well-appointed family bathroom. This bathroom benefits from dual-aspect windows, ensuring ample natural light, and also includes a practical storage cupboard.

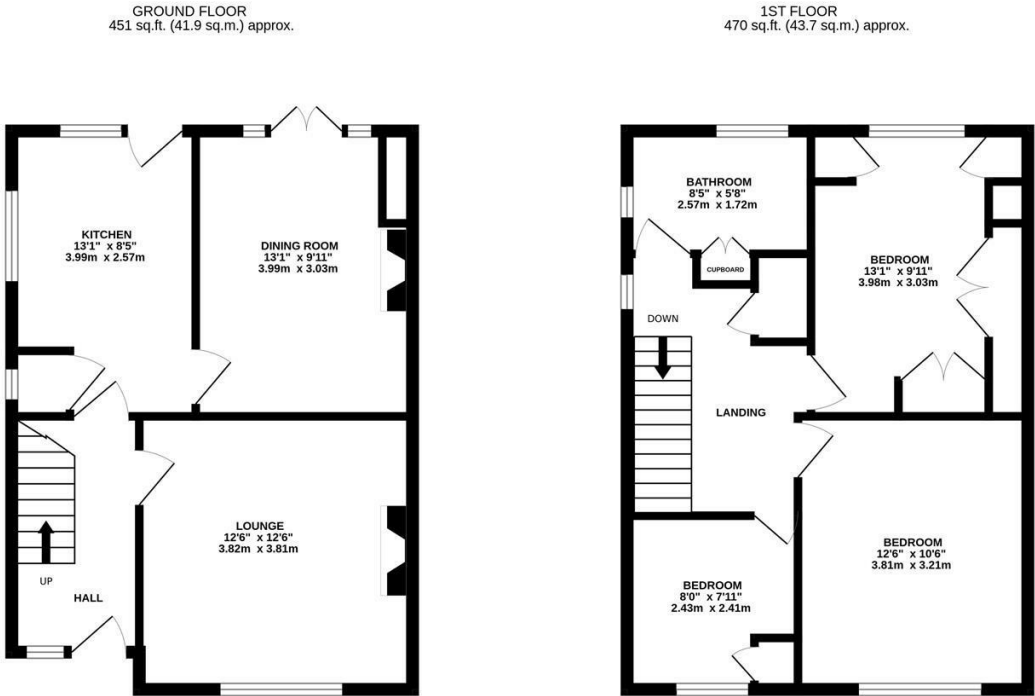
Outside, the property features a private garden, thoughtfully designed with several seating areas, a well-maintained lawn, and mature borders. A greenhouse, shed, and additional storage space beneath the garage further enhance the outdoor area.

To the front, a driveway provides ample off-road parking for multiple vehicles, leading to a detached garage equipped with power and lighting, and incorporating a practical utility space with plumbing for a washing machine.

Enjoying a sought-after location, the property benefits from wonderful open green views towards Leap Valley as well as proximity to the amenities of both Downend and Emersons Green.



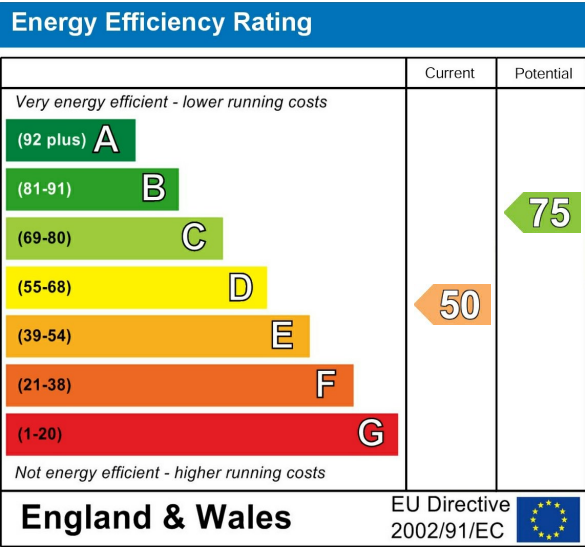
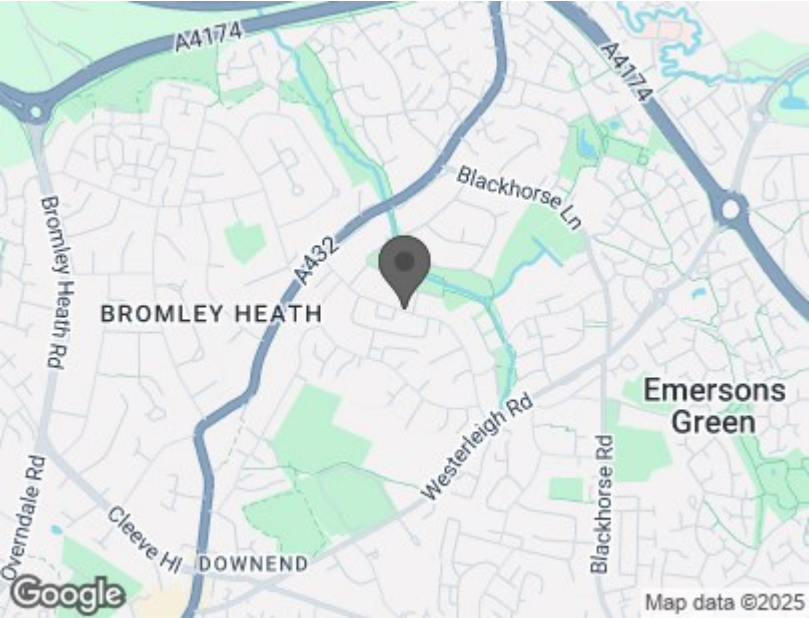
FLOOR PLAN



TOTAL FLOOR AREA: 921 sq.ft. (85.5 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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AREA MAP



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