

6 Downleaze, Bristol, BS9 1NB

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## 6 Downlease, Bristol, BS9 1NB

OFFERS INVITED BETWEEN £650,000 - £695,000 - A spacious, stunning presented and light three to four bedroom maisonette set over the top two floors of this handsome Victorian property, directly fronting and enjoying beautiful outlooks of Bristol's famous Durdham Downs, and the added benefits of off street parking for one car, a generous kitchen/diner, a well proportioned living room, a spacious and sunny roof terrace and a useful storage shed.



4



2

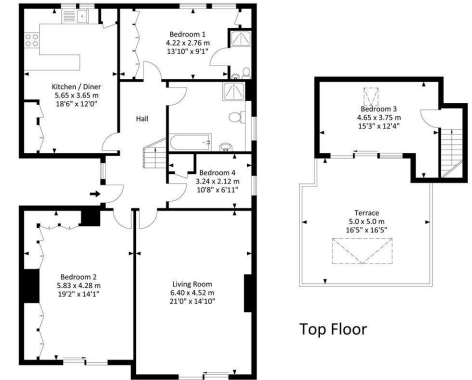


2





Approx. Gross Internal Area  
1440 Sq.Ft - 133.8 Sq.M



Top Floor

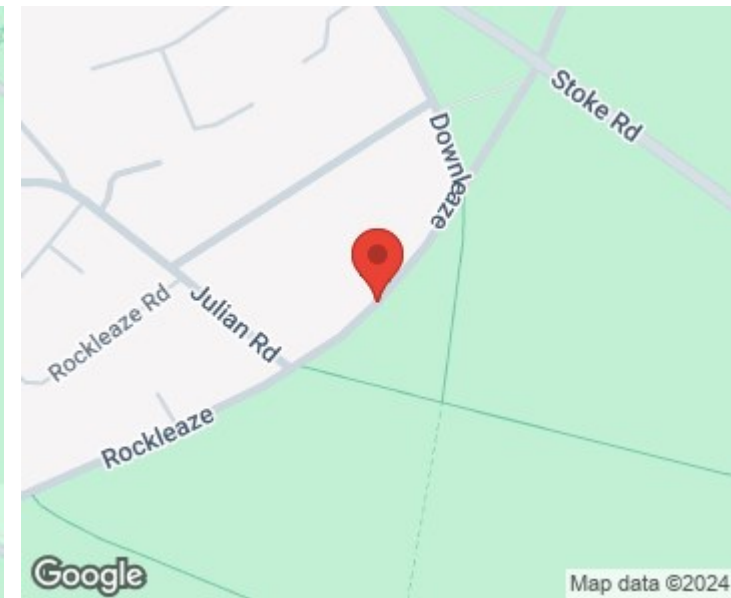
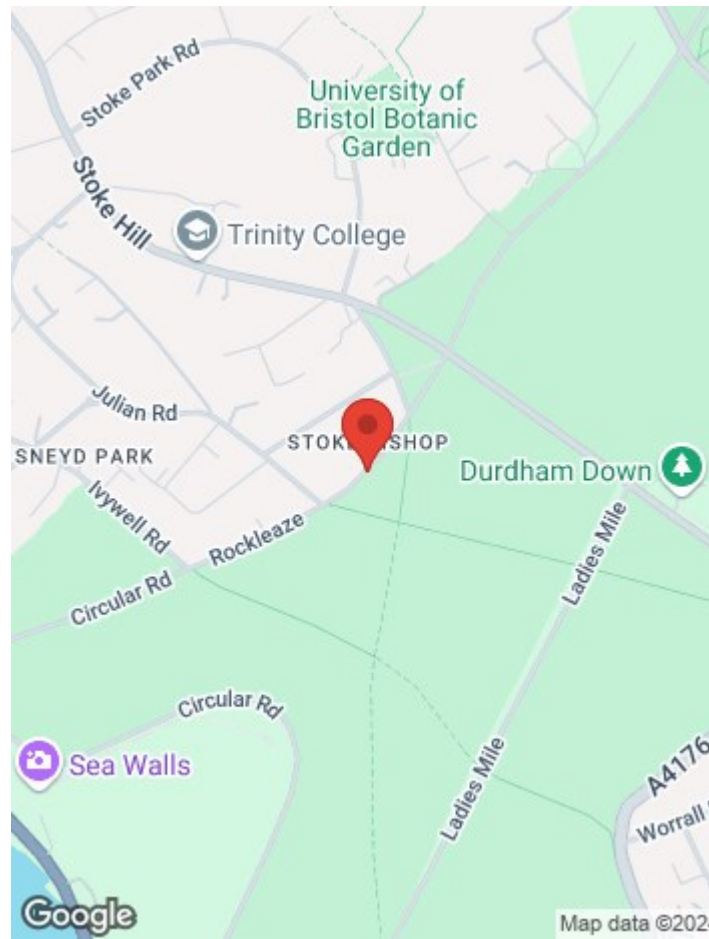
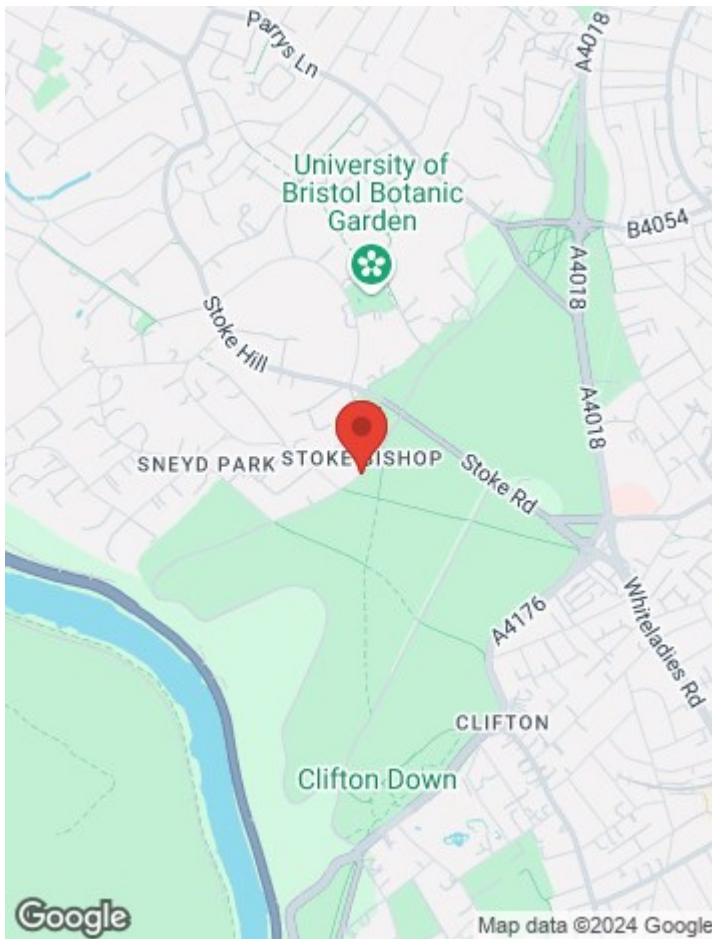


For illustrative purposes only. Not to scale.  
While every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Second Floor







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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