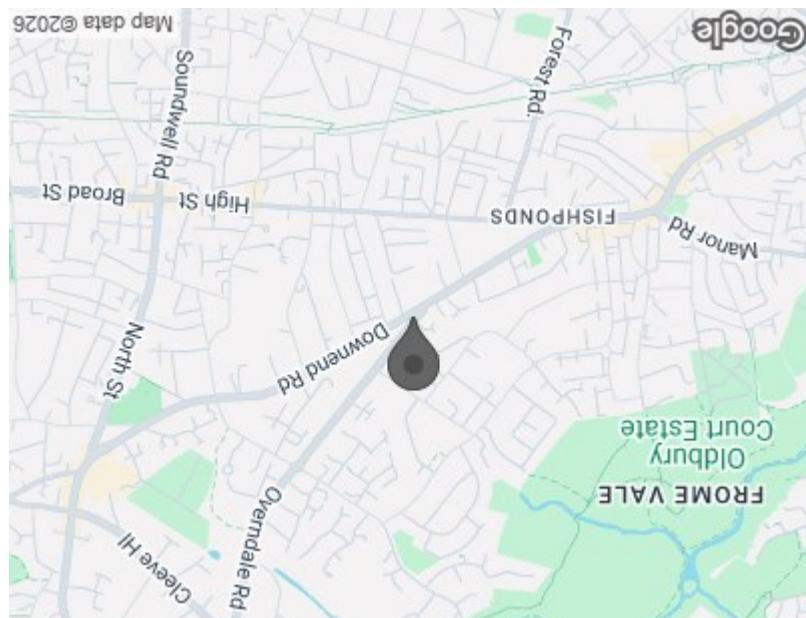
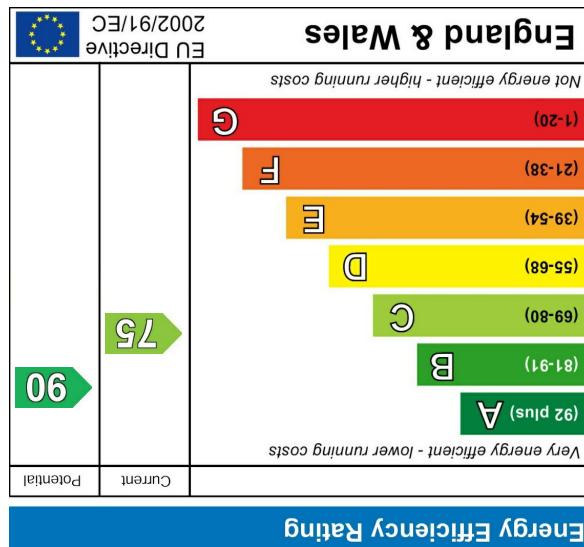


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

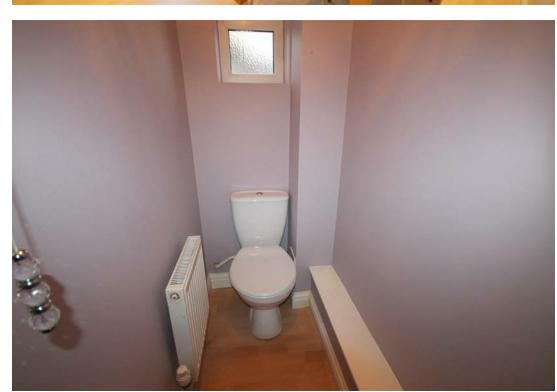
FLOOR PLAN

STATE AGENTS  
Coleman



**DOWNEND ROAD  
FISHPONDS, BRISTOL, BS16 5BE  
£1,300 PER CALENDAR  
MONTH**





A delightful two double bedroom situated close to the buzzing Fishponds High Street approximately 3 miles North East of Bristol close to bus routes into the city, the Bristol/Bath cycle path and access to the M32, M4 and M5 motorways.

The ground floor accommodation offers a welcoming entrance hall with access to all ground floor rooms; the modern fitted kitchen/dining room offers a range of wall and base units with high gloss doors and a built in oven, four ring gas hob and extractor hood. There is a washing machine and tall fridge/freezer. The bright lounge is located at the front of the property with a splay bay window. Also located on the ground floor is a cloakroom.

On the first floor there are two double bedrooms, The three piece bathroom offers a bath with mains plumbed shower over the bath, wash hand basin and WC.

Holding Deposit £300  
Deposit £1500

