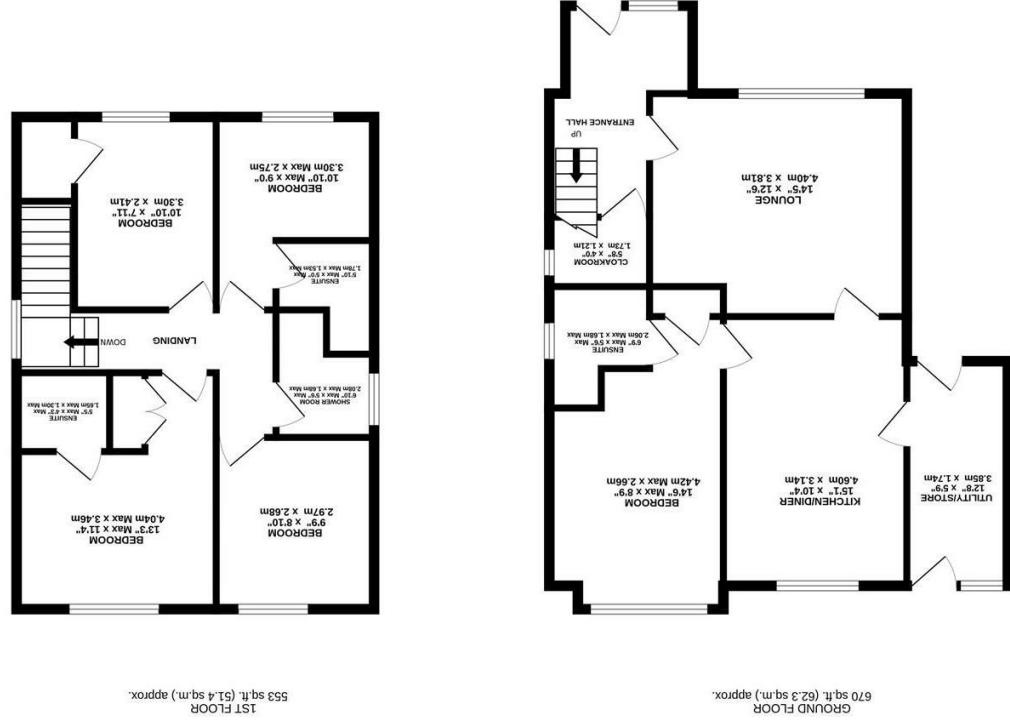




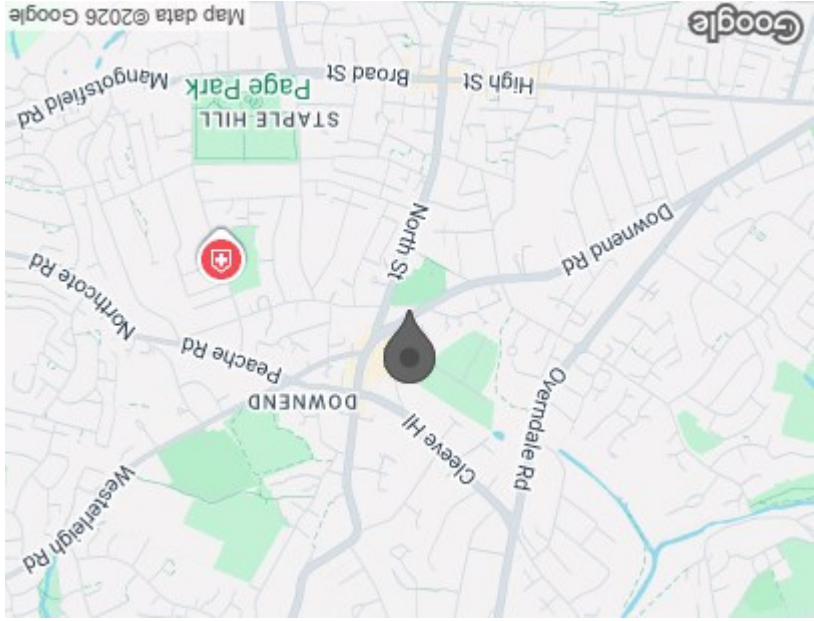
**FLOOR PLAN**



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other areas the responsible and responsible is taken for any error 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. Made with Metropix ©2025

TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

**AREA MAP**



Energy Efficiency Rating		England & Wales	
Potential	Current	EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		(1-20) <b>G</b>	
		(21-38) <b>F</b>	
		(39-54) <b>E</b>	
		(55-68) <b>D</b>	
		(69-80) <b>C</b>	
		(81-91) <b>B</b>	
		(92 plus) <b>A</b>	
		Very energy efficient - lower running costs	
		82	68

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 firm employment has the authority to make or give any representation or warranty in respect of the property.



DOWNEND ROAD

DOWNEND, BRISTOL, BS16 5UW

£425,000



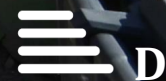
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D



**Ground Floor**

**Hall**

**Lounge**

**Kitchen/Dining Room**

**Utility/Lean To**

**Bedroom**

**En-Suite Shower Room**

**WC**

**First Floor**

**Landing**

**Bedroom**

**En-Suite**

**Bedroom**

**En-Suite**

**Bedroom**

**Bedroom**

**Family Shower Room**

**External**

**Front Garden**

**Rear Garden/Parking**



Positioned in a prime Downend setting and enjoying direct views across Downend Cricket Club, this substantial detached four/five bedroom home presents a rare opportunity for both investors and families alike. Offered to the market with NO ONWARD CHAIN, the property is currently configured as an HMO, offering immediate flexibility for its next owner.

Centrally located, the property is within easy walking distance of Downend's vibrant high street, well-regarded schooling and excellent transport links, making it an exceptionally convenient and desirable address.

The accommodation is both generous and versatile. A welcoming entrance hallway provides access to a cloakroom, staircase and a well-proportioned lounge, which benefits from a large double glazed window to the front elevation. This room flows seamlessly into a spacious kitchen/dining room fitted with a comprehensive range of wall and base units and ample space for appliances. From here, access leads to a useful lean-to/utility area and a ground floor bedroom complete with its own en-suite - ideal for multi-generational living or continued HMO use.

To the first floor, four bedrooms are arranged around a central landing, two of which benefit from en-suite shower rooms, alongside an additional family shower room. Of particular note are the rear facing bedrooms, both enjoying elevated and uninterrupted views across Downend Cricket Club and Christchurch, an aspect rarely found and highly sought after.

Externally, the property offers an enclosed front garden and a low-maintenance rear garden currently arranged to provide off-street parking for up to three vehicles. This space could easily be reconfigured to create a more traditional garden if desired.

Further benefits include gas central heating and double glazing throughout. A highly adaptable home in a standout location - early viewing is strongly recommended to fully appreciate the scale, setting and potential on offer.

