

Downend Road

Fishponds

Bristol

BS16 5BH



OFFERS IN THE REGION OF: £430,000

3 BED, 1 BATHROOM, 2 RECEPTIONS

End of Terrace

 **ADAM
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An Ideal Family Home or Investment Opportunity in Popular Fishponds

A characterful two storey end of terrace home, offered to the market as a residential property and presenting an excellent opportunity for families, first time buyers, or investors alike. Set on Downend Road in the ever popular Fishponds neighbourhood of Bristol, the property offers approximately 974 sq ft of accommodation across two floors, with scope to personalise and put your own stamp on it.

On the ground floor, the layout provides a generous living room to the front, a separate dining room to the rear, a galley kitchen with access to the garden, and a family bathroom. Upstairs, three well proportioned bedrooms are arranged across the first floor. To the rear, the property benefits from an enclosed garden, a real asset for families. The property also features double glazing throughout and driveway parking for two vehicles.

Fishponds is a thriving, well connected community, just 3 miles from Bristol city centre, with excellent local amenities, schools, parks, and frequent bus links. Junction 2 of the M32 is within easy reach, making commuting straightforward.



KEY FEATURES

- End of terrace home in popular Fishponds, Bristol
- Three bedrooms across the first floor
- Separate living / dining rooms with feature fireplaces
- Three spacious bedrooms
- Enclosed large rear garden
- Double glazing throughout
- Close to local shops and amenities
- Currently in use as a 4 Bed Student HMO
- Ideal for families, first-time buyers, or investors



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CLEGG**

**Downend Road
Fishponds, Bristol**

WELCOME TO FISHPONDS

A POPULAR AND VIBRANT EAST BRISTOL NEIGHBOURHOOD

Fishponds is one of Bristol's most well loved and well connected inner suburbs, sitting just 3 miles northeast of the city centre.

With a rich local history, a thriving high street, and a strong sense of community, it strikes the perfect balance between urban convenience and neighbourhood charm. Independent cafés and restaurants, local shops, supermarkets, and a range of eateries line the Fishponds Road, while Oldbury Court Estate, a beautiful riverside park offers green space and walking trails.

Families are well served by a number of well regarded primary and secondary schools in the area, and the University of the West of England (UWE) campus at Frenchay is just minutes away. Frequent bus services connect Fishponds directly to Bristol city centre, and Junction 2 of the M32 makes road links quick and straightforward. Neighbouring areas including Downend, Staple Hill, and Eastville are all easily accessible, giving residents the very best of what east Bristol has to offer.



FISHPONDS, BRISTOL



KELLERWILLIAMS



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Downend Road Fishponds, Bristol

Natural Beauty & Rich Heritage

Oldbury Court Estate, Snuff Mills, Frenchay Common, and Lodge Hill provide exceptional green space for an urban neighbourhood, riverside walks, woodland trails, and roughly half of Bristol's beloved Bristol and Bath Railway Path all on the doorstep. Eastville Park, Hillfields Park, Begbrook Green, Grove Wood, and Laundry Field add to an already remarkable offer. Who needs Ashton Court on this side of Bristol?

Community Infrastructure

Recently crowned Bristol's number one place to live by the Bristol Post, Fishponds Road truly delivers, 11 supermarkets, independent shops, cafés, and restaurants from Thai to Mediterranean, backed by a buzzing night time economy and a genuine community calendar of events. UWE's Glenside campus adds a welcome youthful energy, and the independent café scene means there's always somewhere worth stopping.

Connectivity

Frequent buses run direct to Bristol city centre, Junction 2 of the M32 is minutes away, and Cabot Circus and Cribbs Causeway are both easily within reach. Neighbouring Downend, Staple Hill, and Eastville are all on the doorstep, making the whole of east Bristol effortlessly accessible.

History & Heritage

Rolls Royce aircraft engines were first manufactured in Hillfields during the First World War, a remarkable footnote for a neighbourhood that has always punched above its weight. The Victorian terraces, heritage parks, centuries of community life, and industrial legacy give Fishponds a depth of character that newer developments simply cannot replicate.

DOWNEND ROAD
A Look Inside





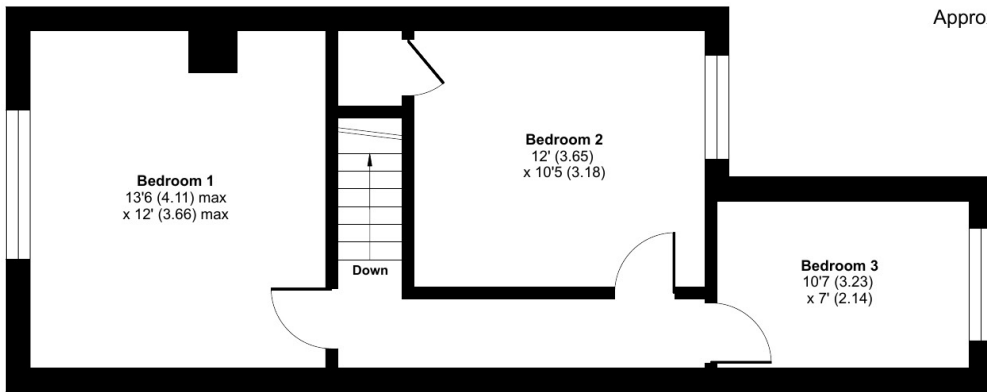




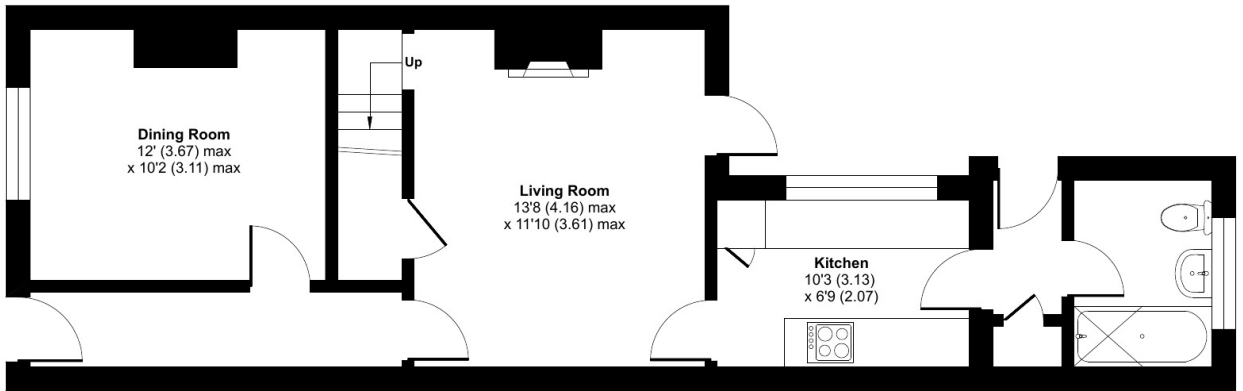








FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Adam Clegg (Keller Williams). REF: 1424692

SCHEDULE OF ACCOMMODATION

Ground Floor

Living Room: (4.16m x 3.61m) A generous front-facing reception room with good natural light, currently used as a bedroom as part of the existing HMO arrangement, but readily returning to its natural use as a living room.

Dining Room: (3.67m x 3.11m) A well-proportioned rear reception room opening through to the kitchen, ideal as a dining room or family space, with direct access to the garden.

Kitchen: (3.13m x 2.07m) Fitted galley kitchen with units, gas hob, extractor, space for a washing machine, and door to the rear garden.

Family Bathroom: A ground floor family bathroom comprising a panelled bath, pedestal basin, and WC, with part-tiled walls and a window to side.

First Floor

Bedroom 1: (4.11m x 3.66m) A spacious principal bedroom with ample room for a king-size bed and freestanding furniture, good ceiling height and a pleasant outlook.

Bedroom 2: (3.65m x 3.18m) A well-sized second double bedroom with good natural light, carpet flooring, and plenty of space for storage.

Bedroom 3: (3.23m x 2.14m) A third bedroom suitable as a single or small double, equally well-suited as a home office or nursery.

Exterior:

Enclosed rear garden with side access as well as driveway parking at front for two vehicles .

TECHNICAL DETAILS

Tenure: Freehold

EPC: C

Council Tax Band: Band C

Services: We understand all services to be connected

Heating: Mains Gas Central Heating and double glazing throughout.

Internet: High Speed Broadband / Wifi

Mobile Phone: Coverage for EE, O2, Vodafone and Three

HMO INVESTMENT INFORMATION

Local Authority: Bristol City Council

HMO Licence: Yes - 4 Individual Occupiers

Article 4 Area: Yes

Asking Price: Offers invited in the region of £430,000

Rental Income: Currently fully let @ £35,160 pa (Rent inclusive of bills).

Yield: 8%

Management: Reputable local HMO management companies can be recommended in the Bristol area if required.

Planning: C4 - The property benefits from 10 years continuous use prior to Article 4 Directios across Bristol area.

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficiency the home is and the lower the fuel bills will be. Downend Road benefits from low energy lighting, improved floor and loft insulation and has further scope of for further increased efficiencies such as PV & solar water heating.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Adam Clegg

Adam Clegg

07496 029683

adam.clegg@kwuk.com

