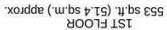
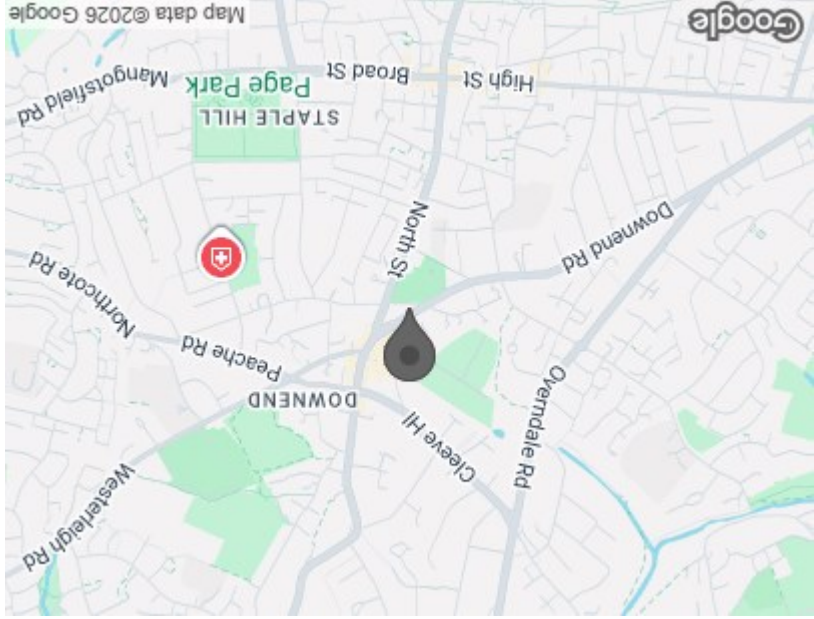
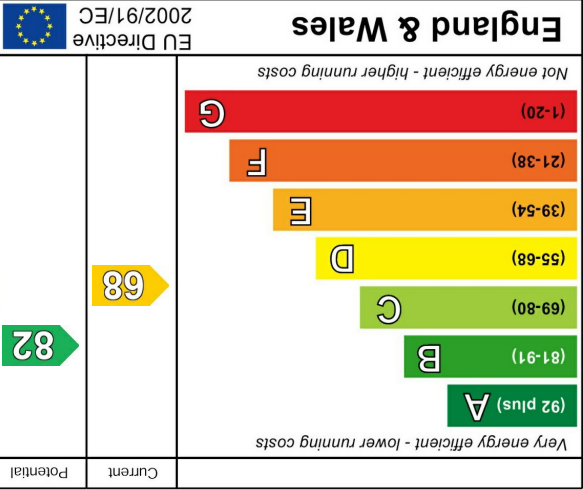




The logo for Coleman M Estate Agents is a circular emblem. It features a large, stylized white letter 'M' on a dark blue background. To the left of the 'M' is the name 'Coleman' in a white serif font, with a small white dot above the 'i'. Above the 'M' is the word 'ESTATE' in a white serif font, and above that is the word 'AGENTS' in a white serif font, rotated 180 degrees.



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



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



DOWNEND ROAD

DOWNEND, BRISTOL, BS16 5UW

ASKING PRICE £415,000



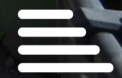
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1



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.

