Nestled on Downend Road in the vibrant area of Fishponds, Bristol, this recently refurbished six-bedroom student HMO presents an exceptional opportunity for those seeking modern living in a prime location. The property is in excellent condition throughout, making it an ideal choice for students.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable downstairs double bedroom. The inviting sitting room is equipped with a large television, creating a perfect environment for relaxation and socialising. The modern kitchen is fully fitted with appliances, ensuring convenience for all your culinary needs, and a utility area adds to the practicality of the space. A well-appointed shower room on the ground floor enhances the functionality of the accommodation.

Venturing to the first floor, you will find four additional double bedrooms, each designed to provide ample space and comfort. A further modern shower room on this level ensures that all residents have easy access to facilities. The top floor boasts a converted loft, which has been transformed into a spacious sixth double bedroom, offering a private retreat for its occupant.

The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. A private rear garden provides a delightful outdoor space for

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC
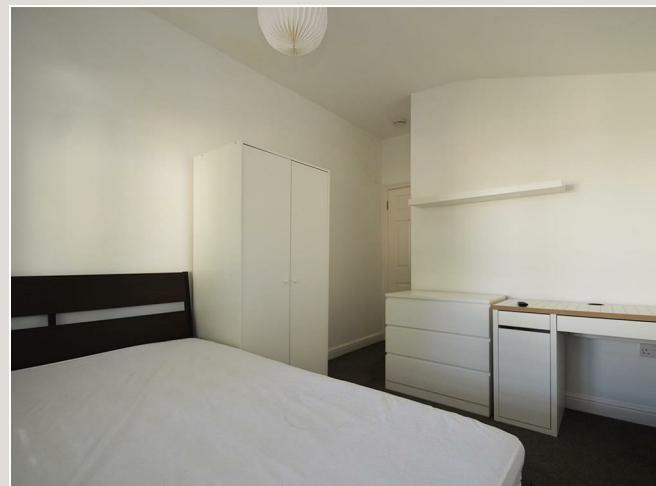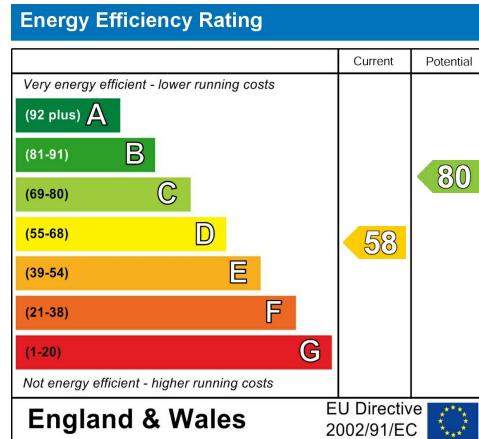
These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

BEDROOM
13'8" x 11'4"
4.16m x 3.44m

ENTRANCE HALL

UP

LOUNGE
12'5" x 11'4"
3.78m x 3.44m

KITCHEN
11'4" x 9'1"
3.46m x 2.76m

UTILITY

1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.

BEDROOM
13'8" x 6'6"
4.16m x 1.98m

BEDROOM
13'8" x 7'10"
4.16m x 2.38m

HALLWAY

WARDROBE

BEDROOM
8'2" x 8'0"
2.48m x 2.43m

DOWN

SHOWER ROOM
7'2" x 6'1"
2.18m x 1.84m

BEDROOM
14'0" x 9'0"
4.28m x 2.76m

2ND FLOOR
218 sq.ft. (20.3 sq.m.) approx.

DOWN

TOTAL FLOOR AREA : 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.
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