



4 Bedroom  
Mid-Terrace  
in Downend

£2,500 Per Month

6 Downend Park Road  
Downend  
Bristol  
BS16 5SZ



Victoria Allman  
lettings

- Spacious family townhouse in a highly popular location
- Beautifully presented throughout
- Open plan kitchen/dining room
- Four bedrooms
- Attractive garden with patio and lawn
- Great location on highly regarded Downend Park Road
- EPC rating C
- Council Tax Band B (South Gloucestershire)



4



1



2



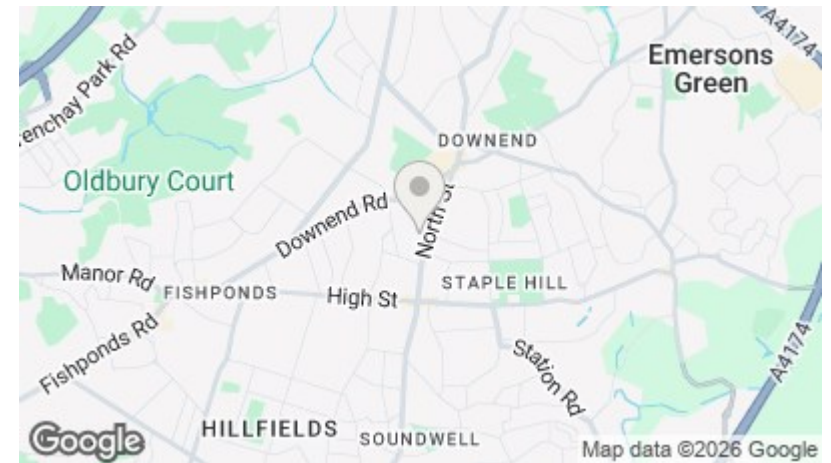
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## SUMMARY

A highly impressive four-bedroom mid-terrace home, situated in the ever popular suburb of Downend in North East Bristol. Thoughtfully extended to the rear and loft, providing ample space across three well-presented floors.

This charming property offers the ideal base for a family or professional couple who need extra space in a great location.

Available unfurnished from £2,500 per month.



## DESCRIPTION

Nestled on a highly sought after street in the popular suburb of Downend, this charming 1930s mid-terrace house offers a perfect blend of character and modern living. Spanning an impressive 1,457 square feet, the property has been thoughtfully extended to the rear and into the loft, providing lots of space for flexible living across three well-appointed floors.

Sitting off the welcoming entrance hall is a light and cosy living room, complete with a bay window and feature fireplace. Next is a large dining room which flows into the open-plan kitchen and onwards to the rear garden through patio doors. The kitchen is well-equipped with stylish shaker-style units, integrated appliances and a breakfast bar. Up to the first floor, there are two good-sized bedrooms and a family bathroom with separate bath and walk-in shower. Upstairs again, there are two further bedrooms and a toilet.

Outside, the rear garden has been laid for easy maintenance with an attractive decking area off the kitchen, artificial grass lawn, and a second patio area which provides another great space for outside entertaining. Established hedges and shrubs give great privacy from neighbouring properties.

## SITUATION

Downend is one of Bristol's most sought-after residential suburbs, popular with professionals and families alike thanks to its balance of green space, strong local amenities and excellent commuter links. Located to the north-east of the city, the area has a friendly community feel with a mix of independent cafés, restaurants, pubs and everyday conveniences centred around Downend High Street.

The area is especially attractive for families due to its well-regarded schools, including Downend School and a number of highly rated primary schools nearby. Residents benefit from plenty of nearby outdoor space, including the popular Bristol & Bath Railway Path, local parks and riverside walks, making the area ideal for cycling, running and family activities.

For commuters, Downend is well positioned close to the A4174 Ring Road, with the M32 and M4 motorway network accessible in around 10–15 minutes by car, providing straightforward routes towards Bristol city centre, Bath, Cardiff and other regional centres. Nearby bus routes provide convenient access to Bristol city centre and Bristol Parkway.





Total Area: 135.4 m<sup>2</sup> ... 1457 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## DIRECTIONS

Heading northeast from Fishponds on Downend Road (A432), turn right into Shrubbery Road. After ~200m turn left to stay on Shrubbery Road, then turn left again onto Downend Park Road. Number 6 is located on the left hand side.

Postcode: BS16 5SZ

What3Words:  
 ///think.alien.mops

## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas-fired central heating. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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