



**TO LET**

12 Edmund Close, Downend, BS16 5EJ

**£500,000**

- Four Bedrooms
- Modern Fitted Kitchen
- Off Street Parking for Four Cars
- Four Piece Bathroom Suite
- New Gas Central Heating
- Complete Refurbishment
- Conservatory
- Popular Cul-de-Sac Location
- New Carpets & Flooring Throughout
- No Onward Chain

## THE PROPERTY

GUIDE PRICE £500,000 - £525,000 A fantastic opportunity to view this recently modernised four-bed home in a popular cul-de-sac in the heart of Downend that offers excellent space both inside and out that is perfect for growing families and professionals alike.

The property is set over two floors, with an entrance porch into hallway, a downstairs double bedroom, large living room, beautiful dining room, modern fitted kitchen with plenty of storage and features a central island, Conservatory overlooking the enclosed rear garden and a cloakroom. The first floor includes three bedrooms with a modern four piece family bathroom. Externally, the property includes dual off-street parking to the front, a sunny back garden laid to patio and artificial lawn.

Edmund Close is a short distance from the popular Downend High Street, with its array of shops, cafes, and restaurants. Local primary and secondary schools are all within walking distance of the home, including doctors' surgeries, parks, playing fields, and Downend cricket and tennis clubs. Excellent transport and motorway links offer quick and easy access to Bristol City Centre and beyond.

Council Tax Band - D  
EPC Rating - D  
Freehold



Total Area: 119.6 m<sup>2</sup> ... 1287 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## SITUATION

## Directions