



9 Bradley Court Downend Road

Downend, Bristol, BS16 5DA

£1,275 PCM



PLEASE DO NOT CALL AGENT AND IF YOU WOULD LIKE TO APPLY, PLEASE EMAIL AGENT THROUGH THE PORTAL REQUESTING AN APPLICATION FORM

Nestled in the desirable Fishponds/Downend border of Bristol, this charming two-bedroom ground floor flat at Bradley Court offers a perfect blend of comfort and convenience. Upon entering, you will be welcomed by a generous reception room that exudes warmth and invites relaxation. This spacious area is ideal for entertaining guests or simply unwinding after a long day, with ample room for versatile furniture arrangements to suit your personal style.

The well-fitted kitchen is a highlight of the property, providing a practical space for culinary enthusiasts to create delightful meals. With its thoughtful design, it ensures that cooking is both enjoyable and efficient. The flat features two comfortable bedrooms, each designed to offer a peaceful retreat for rest and relaxation, making it an ideal home for individuals or small families.

Completing this delightful residence is a well-appointed bathroom, which combines functionality with a touch of elegance. The property also benefits from the convenience of parking for one vehicle, a valuable asset in this sought-after area where parking can often be a challenge.



This well presented two bedroom ground floor flat is set within close proximity to Staple Hill, Downend & Fishponds High Streets offering lots of local amenities, including shops and restaurants. Local buses routes are right on your doorstep.

The property comprises a spacious living room, separate modern fitted kitchen with integral fridge, freezer, dishwasher and free standing washing machine, two double bedrooms both with built in storage and a white suite bathroom with bath & shower over. The flat also benefits from an allocated carport, gas central heating & double glazing.

Approximate room measurements:

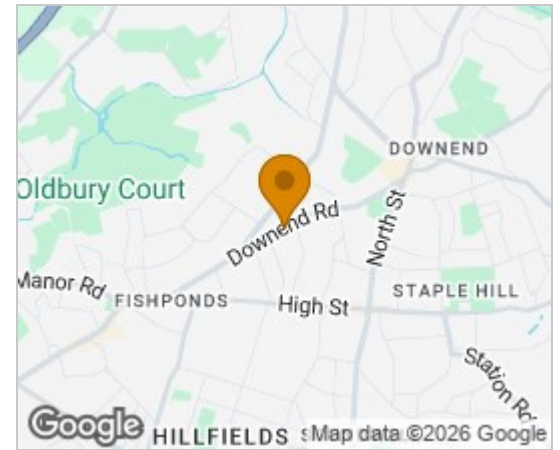
Lounge- 6.14m x 3.36m

Kitchen- 3.95m x 2.37m

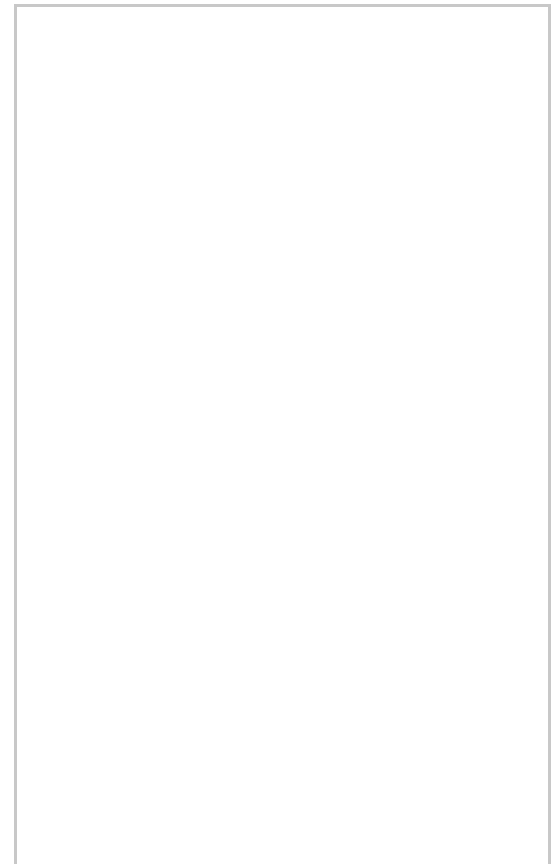
Bedroom one- 3.67m x 2.91m

Bedroom two- 3.59m x 2.41m

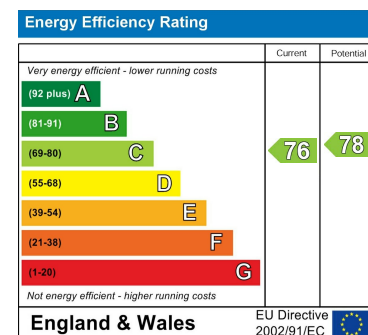
Area Map



Floor Plans



Energy Efficiency Graph



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.

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