

20 COGAN ROAD
STAPLE HILL
BRISTOL
BS16 4SX

£400,000



GREGORYS
ESTATE AGENTS

Offered to the market with no onward chain and providing superb potential, can be found this heavily extended, five bedroom property. Occupying a corner plot, this property already benefits via the double storey extensions, yet still with gardens to the front, rear and side. The rear garden unparticular enjoying a sunny, southerly aspect.

Internally the property is in need of a comprehensive refurbishment programme, whether that be upgrading the property in its current set up or altering the layout to the property to suit individual needs. However, the potential of the home is very much apparent, with impressive square footage found over two floors.

In its current layout the property comprises, an entrance hallway, three separate reception rooms, the main one being a full front to back room with dual aspect windows to the front and rear aspects. The kitchen is separate and can be found to the rear extension, with a large selection of fitted units with direct access to the rear garden via double glazed patio doors.

To the first floor can be found five bedrooms, all of which are generous in proportions with the principle bedroom benefiting dual aspect double glazed windows and an en-suite shower room. The second bathroom can be found from the first floor landing, where the airing cupboard housing the gas combination boiler is located. Furthermore the property is double glazed throughout.

Parking is by way of a driveway to the front aspect, although the side garden could also be utilised for further parking if required. A large garage also benefits.

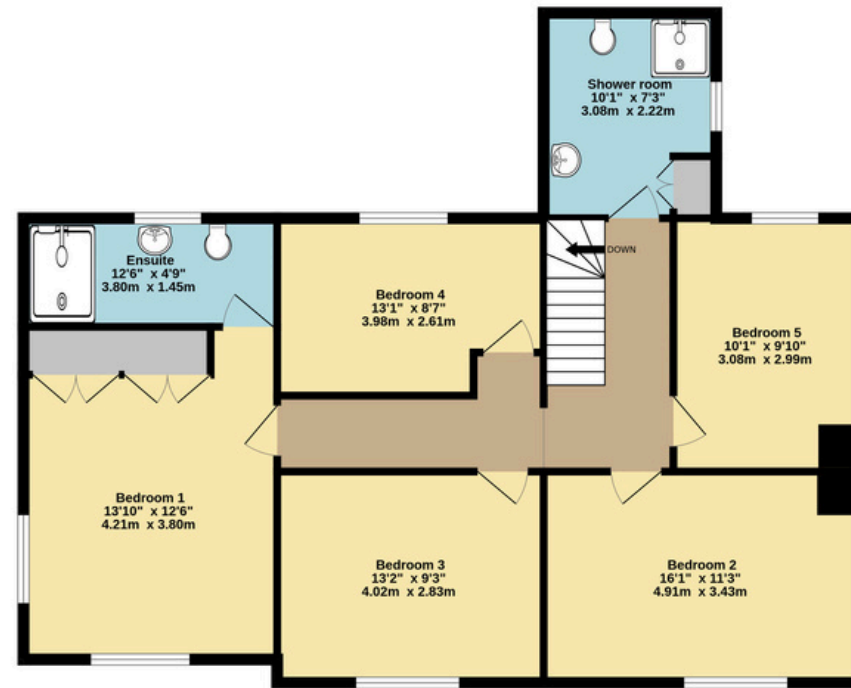
Positioned within this popular, residential location, this large end of terrace home, is conveniently positioned, not only to access vast array of benefits the area has to offer, but also provides easy commuting access to the Avon Ring Road and motorway networks or if two wheels were your preference, the Bath & To Bristol cycle route is only a stones throw away





Ground Floor
1126 sq.ft. (104.6 sq.m.) approx.

1st Floor
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 2149 sq.ft. (199.6 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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Energy performance certificate (EPC)																																			
30 Queen Road Bristol, BS10 4JX	Energy rating C	Estimated energy cost £1044 per year	Estimated energy cost £1044 per year																																
Property type End-terrace house	Certificate number 17844847444444444444																																		
Total floor area 190 square metres																																			
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions about how you should assess the energy efficiency of the property private rented property minimum energy efficiency standard landlord guidance .																																			
Energy rating and score																																			
This property's energy rating is C. It has the potential to be C.																																			
The graph shows this property's current and potential energy rating.																																			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																			
For properties in England and Wales, the average energy rating is D and the average energy score is 60.																																			
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