



**Coulsons Road, Bristol**  
, BS14 0NN

**£410,000**



# Coulsons Road, Bristol

## DESCRIPTION

We are delighted to present for sale this impressive link detached property, situated in a highly sought after location, with convenient access to public transport links, local amenities, and nearby schools. This residence is in good condition and is ideally suited for families, offering ample living space and unique features that truly set it apart.

As you enter, you are welcomed by a spacious entrance hallway featuring a practical downstairs w/c and leading on to a modern kitchen, complete with access to the garage. The property boasts two reception rooms, the first of which is a comfortable lounge to the rear, elegantly opening through to a dining area. The second reception room benefits from direct access to the garden via patio doors, providing a seamless indoor-outdoor living experience.

The property offers three well-proportioned bedrooms. The first and second bedrooms are generously sized doubles, with the master bedroom featuring built-in wardrobes for added convenience. The third bedroom is a comfortable single room, ideal for a child's room or home office.

The residence further benefits from a contemporary shower room, providing all the essentials for a busy modern family.

The exterior of the property does not disappoint either, featuring low maintenance artificial grass and patio areas. An added bonus is the presence of an outbuilding, currently used as a bar area. There is also a driveway to the front providing off street parking.

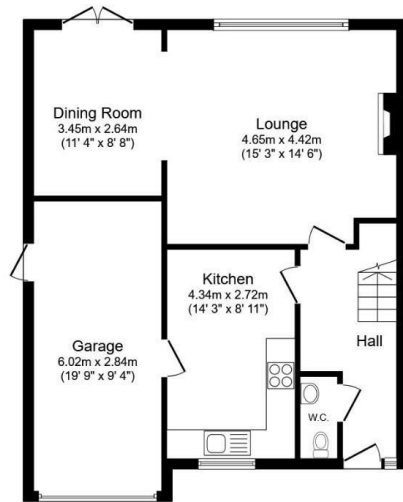
The property is sold with no onward chain, providing an opportunity for a hassle-free move. This is a wonderful opportunity to acquire a delightful home in a popular location. Don't miss out, contact us today to arrange a viewing.



# ROOMS

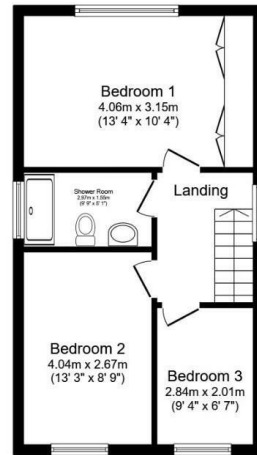
ROOMS





### Ground Floor

Floor area 68.9 m<sup>2</sup> (742 sq.ft.)



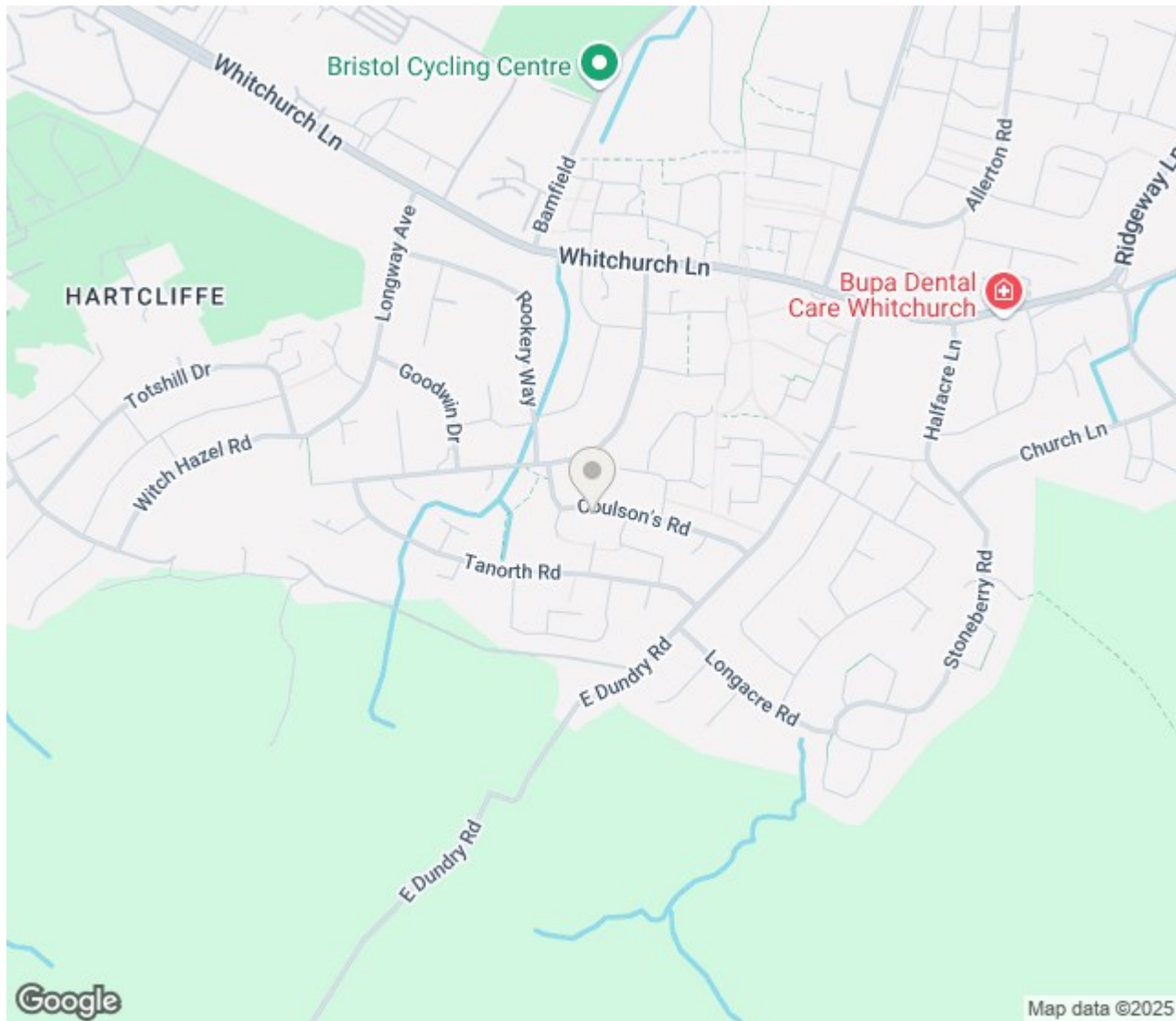
### First Floor

Floor area 42.5 m<sup>2</sup> (457 sq.ft.)

TOTAL: 111.4 m<sup>2</sup> (1,199 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>86</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>70</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | [whitchurch@hunters.com](mailto:whitchurch@hunters.com)**

**HUNTERS®**  
HERE TO GET *you* THERE





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.