



61 Coulsons Road  
Whitchurch, Bristol, BS14 0NN  
**Asking Price £340,000**





## 61 Coulsons Road

Whitchurch, Bristol, BS14 0NN

Matthews estates are pleased to bring to the sales market this 3 bed roomed link detached family home in Whitchurch. The property briefly comprises of hallway leading to the lounge, kitchen/diner and wc to the ground floor and then 2 double bedrooms and single bedroom and shower room to the first floor. The property also has the added bonus of a garage with utility set up within it. Outside the property has a pretty lawned rear garden with patio area and a further seating area to the side. To the front it a large driveway for 3 cars and borders.

The location of this property is ideal for families, with Bridge Farm Primary School within walking distance and Whitchurch Sports Centre and Hengrove Leisure Centre nearby. With Asda supermarket nearby and Aldi a short drive set within Imperial Park. With the A37 near by which connects you to Bristol, Bath, and Somerset and the South Bristol Link road provides easy access to Bristol city centre, and Bristol Airport is just a 20 minute drive away,.

Entrance

Hallway

W.C

Lounge  
15'8" x 14'6" (4.80m x 4.43m)

Kitchen  
14'4" x 8'3" (4.39m x 2.53m)







Bedroom One  
15'8" x 10'2" (4.80m x 3.10m)

Bedroom Two  
8'9" x 13'2" (2.67m x 4.03m)

Bedroom Three  
8'10" x 6'7" (2.71m x 2.02m)

Shower room  
9'7" x 4'11" (2.94m x 1.52m)

Garage  
21'11" x 8'3" (6.7m x 2.53m)



## Floor Plan



## Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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.

298 Wells Road, Knowle, Bristol, BS4 2QG

## Area Map



## Energy Efficiency Graph

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