



23 Cowling Road, Bristol, BS14 8DX

£260,000

This superb end of terrace house is currently listed for sale. Being in good condition, the property boasts an impressive collection of features that are sure to appeal to first-time buyers and investors alike. It is located close to public transport links, nearby schools, and green spaces, making it ideal for those seeking both convenience and tranquillity.

The property comprises of two spacious double bedrooms, a generous open-plan kitchen, and a single reception room. The kitchen, which is in good condition, offers ample space for both cooking and dining, creating a social hub within the home. The double bedrooms are inviting and generously sized, providing a comfortable living space.

A standout feature of this property is the driveway and the corner plot, providing a spacious outdoor area for those warm summer days.

The property is rated D for energy efficiency, falling within council tax band B. An additional selling point is the conservatory, offering a tranquil space to relax and enjoy the natural light. Importantly, the property

Entrance

Sitting Room

16'4" x 12'0" (4.99 x 3.68)



First Floor Landing

Bedroom One

15'8" x 10'5" (4.80 x 3.19)



Kitchen / Breakfast Room

15'8" x 11'10" (4.80 x 3.63)



Bedroom Two

11'8" x 8'11" (3.58 x 2.73)



Conservatory

13'3" x 8'8" (4.04 x 2.66)



Bathroom

6'2" x 5'6" (1.90 x 1.69)



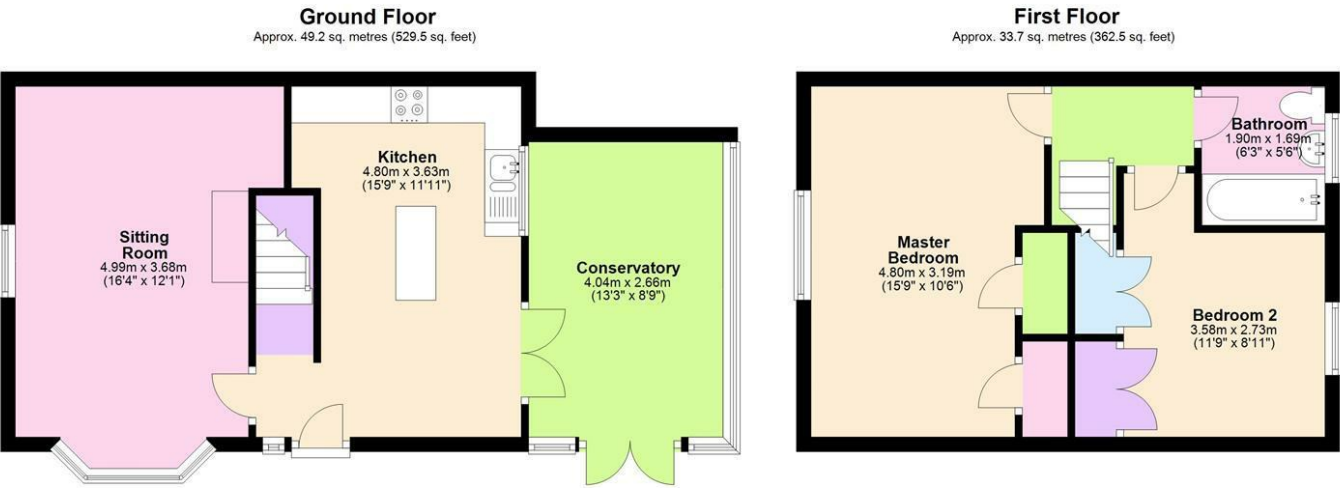
Outside



Agent note

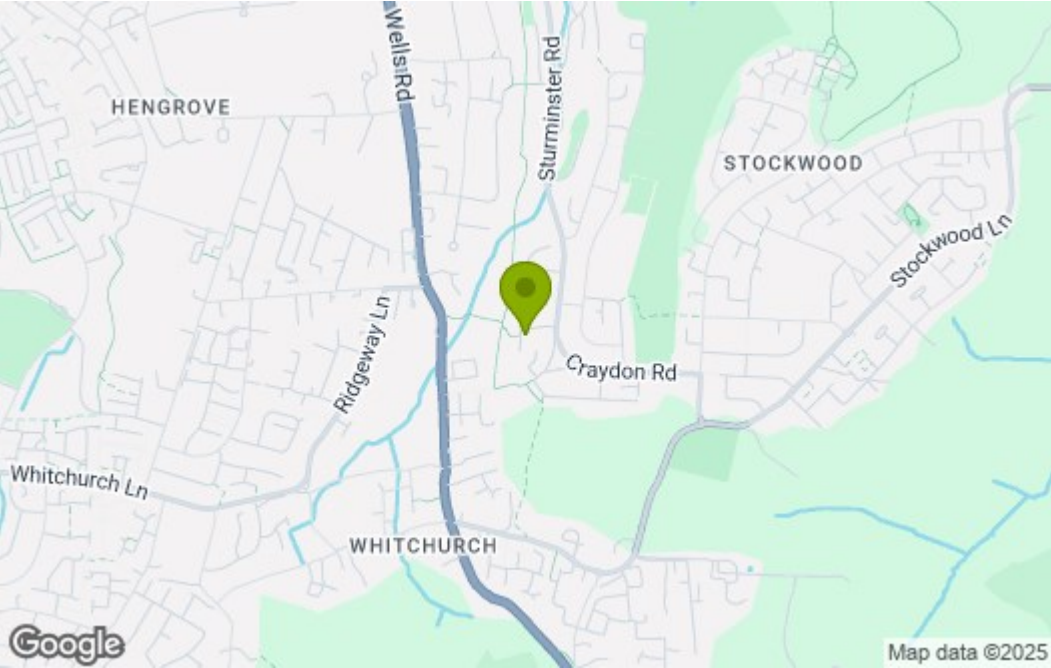
This property is a non standard construction. The name of the build is Laing Easi Form. You are recommended to let your mortgage advisor know when making a mortgage application.

Floor Plan

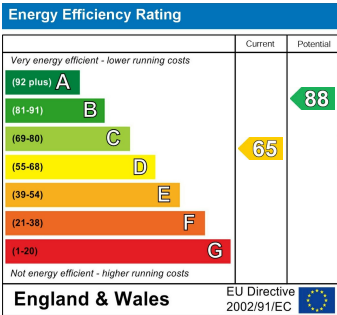


Total area: approx. 82.9 sq. metres (892.0 sq. feet)

Area Map



Energy Efficiency Graph



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