GREENWOODS
property centre

SALES
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Coulsons Road, Whitchurch **£290,000**

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- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Southerly Facing Garden**
- **UPVC Double Glazing & Gas Central Heating**
- **Three Bedroom Home**
- **Conservatory**
- **Close To Local Amenities**
- **Kitchen/Diner**

Offered with NO ONWARD CHAIN, this well-proportioned three-bedroom home offers just under 1,000 sq ft of accommodation, with generous living spaces, a low-maintenance rear garden and the added benefit of a garage en bloc.

The ground floor offers a fantastic amount of space, with the 15'6 living room providing a comfortable retreat to relax at the end of the day, whilst still being generous enough to accommodate both seating and additional furniture. To the rear, the kitchen/dining room forms the heart of the home, offering plenty of room for everyday family life and entertaining, with space for a dining table alongside a practical kitchen layout.

The ground floor benefits a conservatory, providing a useful additional reception space that could work equally well as a playroom, home office or simply somewhere to sit and enjoy the outlook over the garden. Direct access leads onto the rear garden, which is laid to patio, creating a low-maintenance space that's perfect for outdoor dining and BBQ's in the warmer months!

Upstairs, bedroom one is a particularly generous double, measuring up to 14'5, with bedroom two providing another well-proportioned double bedroom. The third bedroom offers versatility to suit the occupier, whether required as a child's bedroom, nursery or dedicated home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a front garden laid to lawn, whilst the patio garden to the rear provides an easy-to-manage outdoor space. A garage en bloc is another incredibly useful addition, ideal for secure parking, storage or all those bits you don't necessarily want taking up space in the house!

Living Room 15'6" x 14'6" (4.73 x 4.44)

Kitchen/Diner 15'6" x 12'2" (4.73 x 3.72)

Conservatory 9'4" x 7'9" (2.85 x 2.37)

Bedroom One 14'5" x 9'1" (4.4 x 2.79)

Bedroom Two 12'2" max x 9'3" max (3.72 max x 2.82 max)

Bedroom Three 6'3" x 5'4" (1.93 x 1.64)

Bathroom 6'3" x 5'4" (1.93 x 1.64)

Council Tax - Band B

Tenure Status - Freehold

21
21

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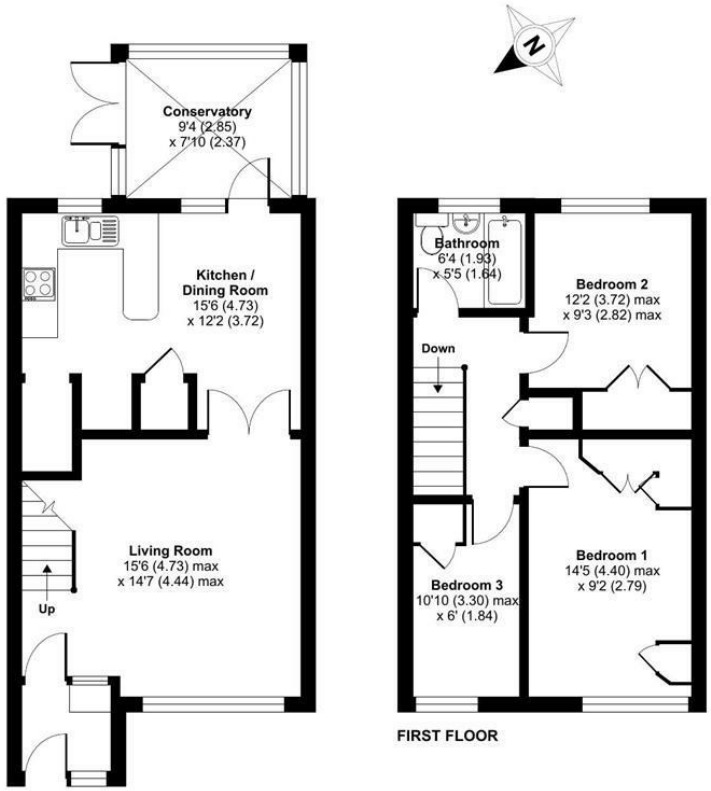
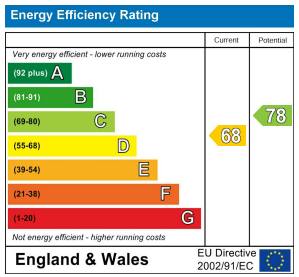
Coulsons Road, Bristol, BS14

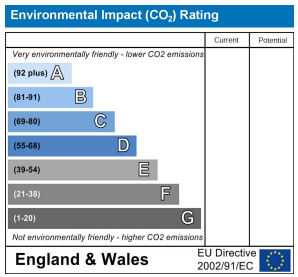
Approximate Area = 953 sq ft / 88.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwoods Property Centre. REF: 1525424 ©nichecom 2026. GREENWOODS SALES · LETTINGS · COMMERCIAL





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