



Coulsons Road, Bristol
BS14 0NN

£330,000



Coulsons Road, Bristol

DESCRIPTION

Situated in the popular residential area of Whitchurch, this well-presented extended three-bedroom mid-terrace house offers spacious accommodation throughout, making it an ideal purchase for first-time buyers and families alike.

The property is approached via a driveway providing valuable off-street parking, along with a garage offering useful additional storage.

A welcoming entrance hallway leads through to the ground floor accommodation. To the front is a light and practical kitchen, while to the rear is a generous lounge/diner, providing a comfortable space for both everyday living and entertaining. Sliding patio doors open directly onto the enclosed private rear garden, creating a lovely connection between the indoor and outdoor spaces.

Stairs rise to the first floor, with a particularly wide staircase featuring attractive glass panels. The bright and airy landing provides access to all three bedrooms and the family shower room. The property offers two well-proportioned bedrooms alongside a useful third bedroom, providing flexibility for family members, guests or those working from home.

Externally, the enclosed private rear garden offers a pleasant and private space to enjoy during the warmer months, with direct access from the lounge/diner.

Coulsons Road is situated within the sought-after Whitchurch area of South Bristol, which offers a range of local amenities including shops, schools, supermarkets and leisure facilities. The property is also well placed for access to Bristol city centre and surrounding areas, while the nearby Dundry Hills provide a beautiful countryside setting and opportunities for walking and enjoying the outdoors.

Overall, this is a well-presented three-bedroom home offering excellent living space, off-street parking, a garage and a private rear garden in a popular South Bristol location.





Coulsons Road, Whitchurch, Bristol, BS14 0NN

Approximate Gross Internal Area (excluding garage) 82.1 sq m / 883 sq ft

Total Area 97.1 sq m / 1045 sq ft

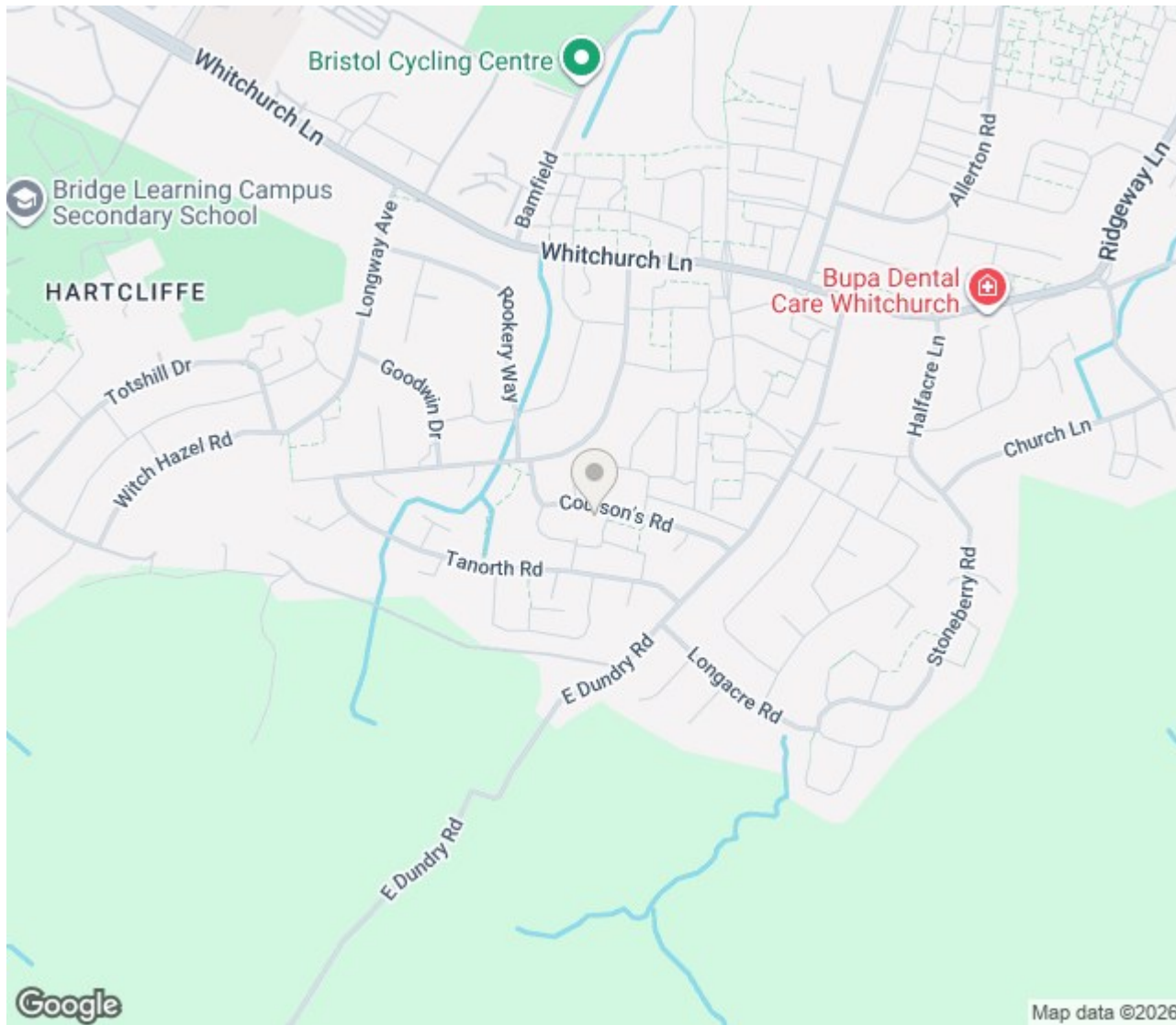


Ground Floor



First Floor





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

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

Thinking of Selling?

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