





- **Energy Rating - C**
- **Garden**
- **Kitchen With A Breakfast Bar**
- **Light & airy Throughout**
- **Perfect For First Time Buyers**

- **Two Bedroom First Floor Flat**
- **UPVC Double Glazing and Gas Central Heating**
- **Garage**
- **Close To Local Amenities**
- **Ample Storage Throughout**

Tucked away off the main road in a peaceful setting, this first-floor apartment on Coulson's Road offers the perfect balance of tranquillity and convenience. Located on a quiet road, the property provides a sense of privacy while still being within easy reach of local amenities, making it ideal for those seeking a well-connected yet peaceful home.

Positioned within a building of just four flats, the apartment offers a welcoming and private feel. The private entrance leads directly into the property and up the stairs, creating a sense of independence. Inside, you'll find a well-proportioned sitting room, a kitchen with ample storage and a breakfast bar, a double bedroom, a single bedroom, and a white bathroom suite. The bedrooms benefit from an open outlook, enhancing the sense of space and light throughout the home.

The property also features double glazing, gas central heating with a new boiler installed in 2024, and ample storage, including built-in cupboards. In addition, there is a garage, perfect for storage or off-street parking.

Externally, the property benefits from a garden laid to patio and stone chippings, providing a low-maintenance outdoor space to enjoy.

This apartment would make an excellent choice for a first-time buyer looking for a well-located and low-maintenance home.

Living Room 15'10" x 10'0" (4.83 x 3.05)

Kitchen 12'7" max x 10'5" (3.86 max x 3.18)

Bedroom One 14'4" x 6'8" (4.37 x 2.05)

Bedroom Two 11'3" x 6'6", 52'5" (3.45 x 2,16)

Bathroom 6'7" x 5'8" (2.01 x 1.73)

Tenure - Leasehold (Share of Freehold)

Lease Start Date 16/10/2014

Lease End Date 24/12/2157

Lease Term 189 years from 24 December 1968

Lease Term Remaining 131 years

Service Charge - £0

Ground Rent - £100 PA

Council Tax Band - A











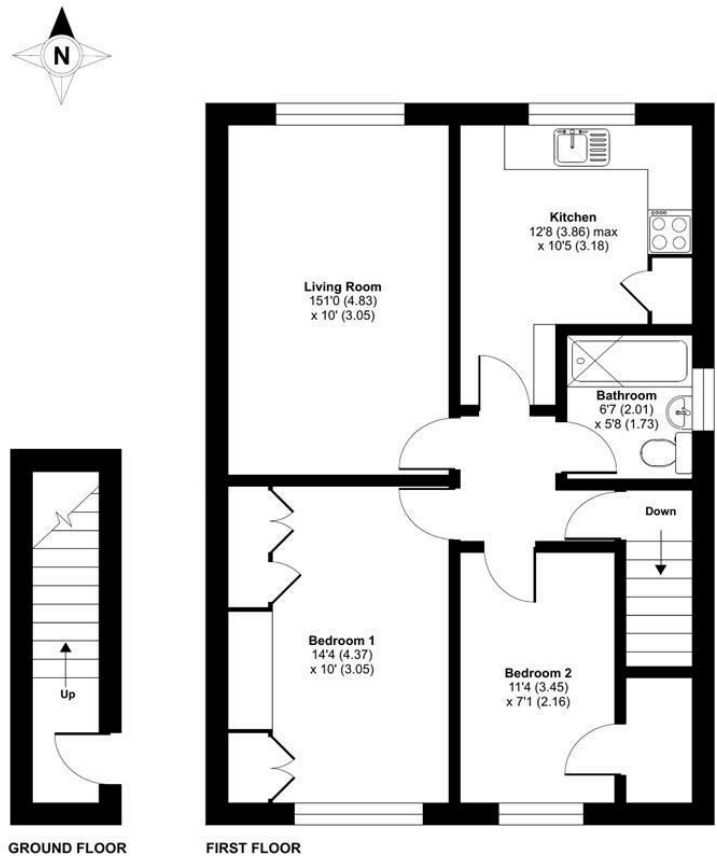






Coulsons Road, Bristol, BS14

Approximate Area = 689 sq ft / 64 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 Greenwood's Property Centre. REF: 1417629

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| 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                             | 75      | 79        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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