



9 Cowler Walk, Bristol

Guide Price £260,000





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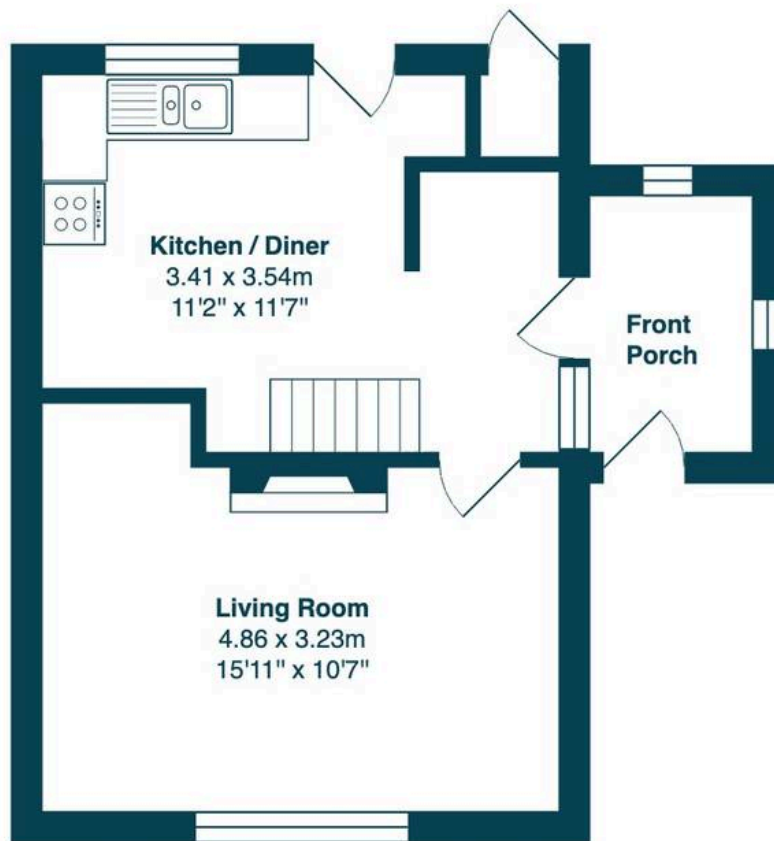
Bristol, Bristol

Nestled in a quiet residential cul-de-sac, this charming 2-bedroom end-of-terrace house presents an ideal opportunity for first-time buyers, young families, or those seeking a comfortable downgrade. The property is beautifully presented throughout and features a bright and spacious living room, a fitted kitchen with ample storage. Upstairs, there are two generous double bedrooms, each offering plenty of natural light and built-in wardrobes. The contemporary family bathroom is finished to a high standard with stylish fixtures and fittings. Additional benefits include double glazing, gas central heating, and a useful front porch area for ample storage. The property is move-in ready and offers a warm and inviting atmosphere for its next owners. The standout feature of this home is its impressive garden, which wraps around the side and rear of the property, providing a rare sense of space. The garden is mainly laid to lawn, making it perfect for children to play or for summer entertaining. A spacious patio area offers an ideal spot for alfresco dining. There is also the added convenience of a secure side gate, providing direct access to the garden from the front of the property.

- Council Tax band: B
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: D







Ground Floor
Area: 38.0 m² ... 409 ft²



First Floor
Area: 33.7 m² ... 362 ft²

Total Area: 71.7 m² ... 772 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such.





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