



7 Coulsons Road, Bristol, BS14 0NJ

£450,000

This immaculate extended corner plot three-bedroom detached house is offered for sale in a sought-after residential area of south Bristol, well placed for local amenities, green spaces and transport links.

The ground floor offers versatile accommodation, including a large sitting room with garden views and direct access to the low-maintenance, south-west facing rear garden. There is a modern kitchen, a separate dining room and a separate study/playroom, together with a ground floor WC. Upstairs are two double bedrooms, one with built-in wardrobes, and a single bedroom, also with built-in wardrobes, plus a family bathroom with a separate shower. The property has an EPC rating of C and falls within Council Tax band D.

Outside, a printed driveway provides off-street parking for several vehicles and leads to an attached garage with electric roller shutter door. The rear garden features composite decking, fencing and an artificial lawn, designed for ease of maintenance.

Entrance Hall

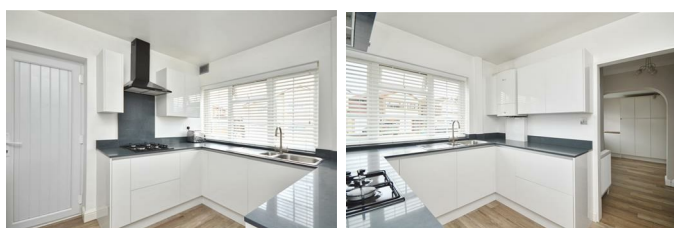
Sitting Room

18'6" x 16'0" max (5.66 x 4.90 max)



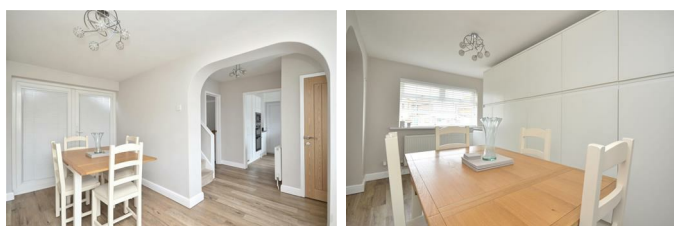
Kitchen

10'11" x 8'4" (3.33 x 2.56)



Dining Room / Bedroom Four

13'9" x 8'4" (4.21 x 2.55)

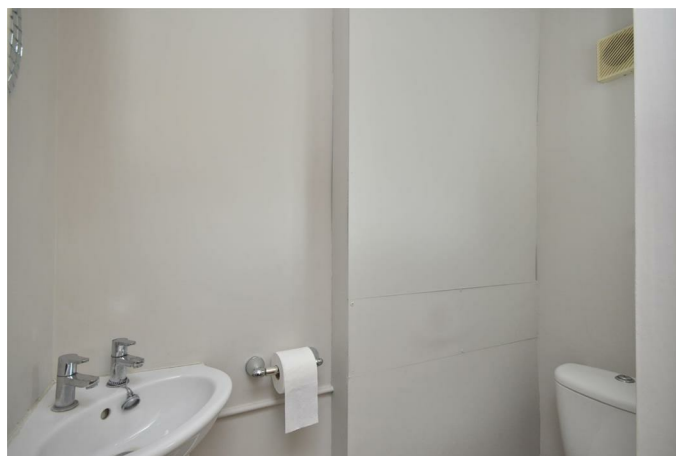


Study / Playroom

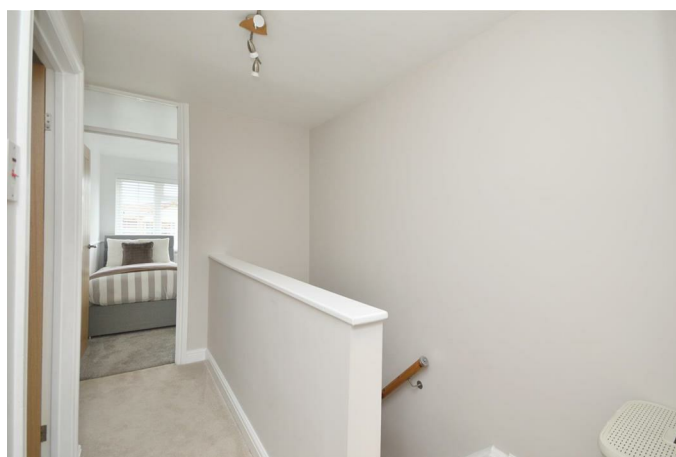
9'3" x 8'8" (2.82 x 2.66)



Ground Floor WC

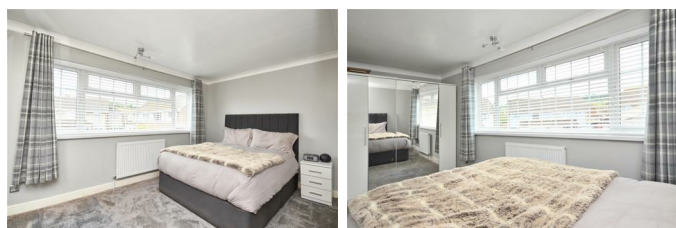


First Floor Landing



Bedroom One

15'10" x 9'3" (4.85 x 2.82)



Bedroom Two

13'7" x 8'9" (4.15 x 2.68)



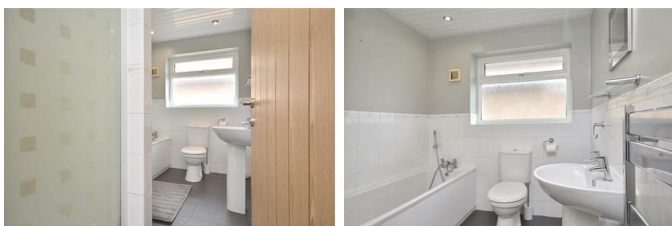
Bedroom Three

10'0" x 6'9" (3.05 x 2.06)



Bathroom

9'6" x 6'8" (2.92 x 2.05)

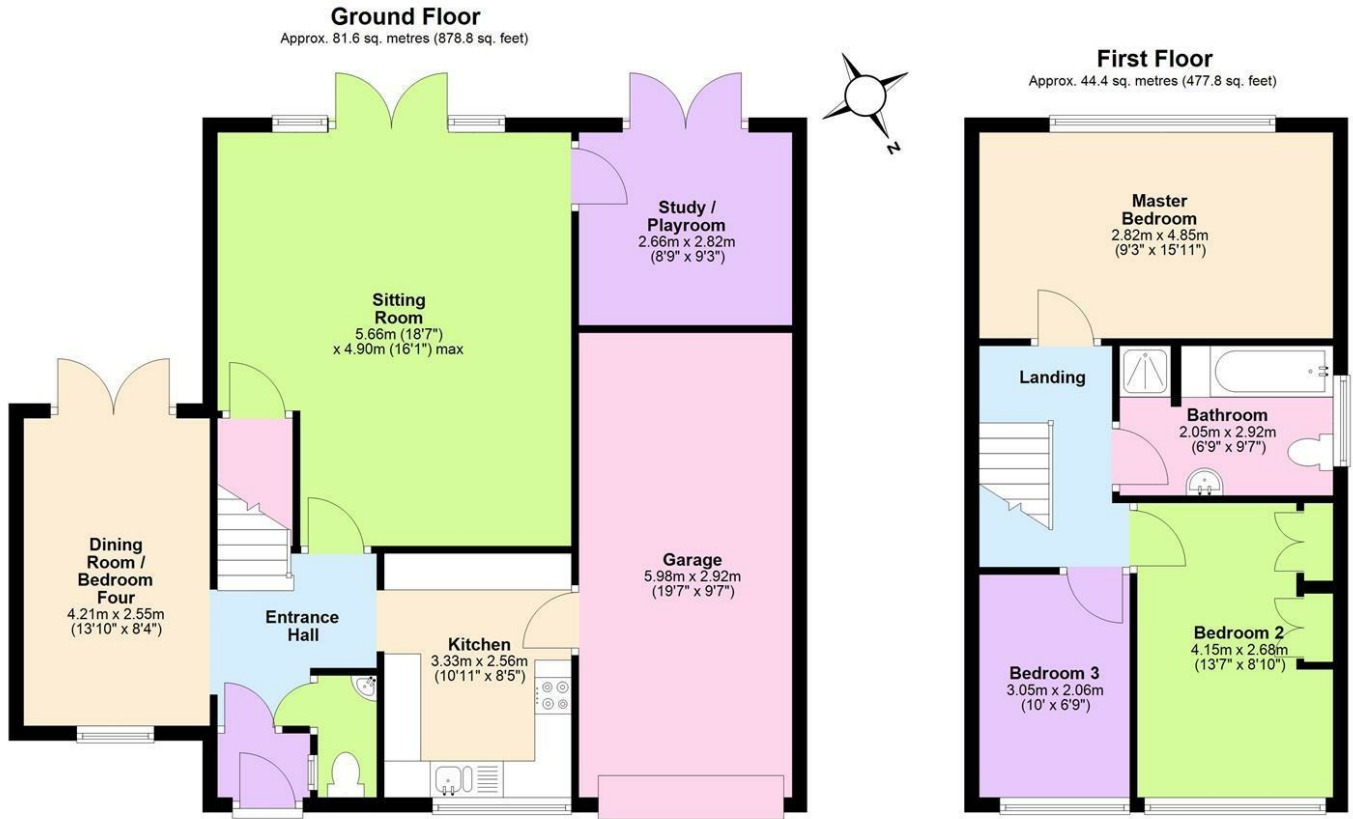


Garage

19'7" x 9'6" (5.98 x 2.92)

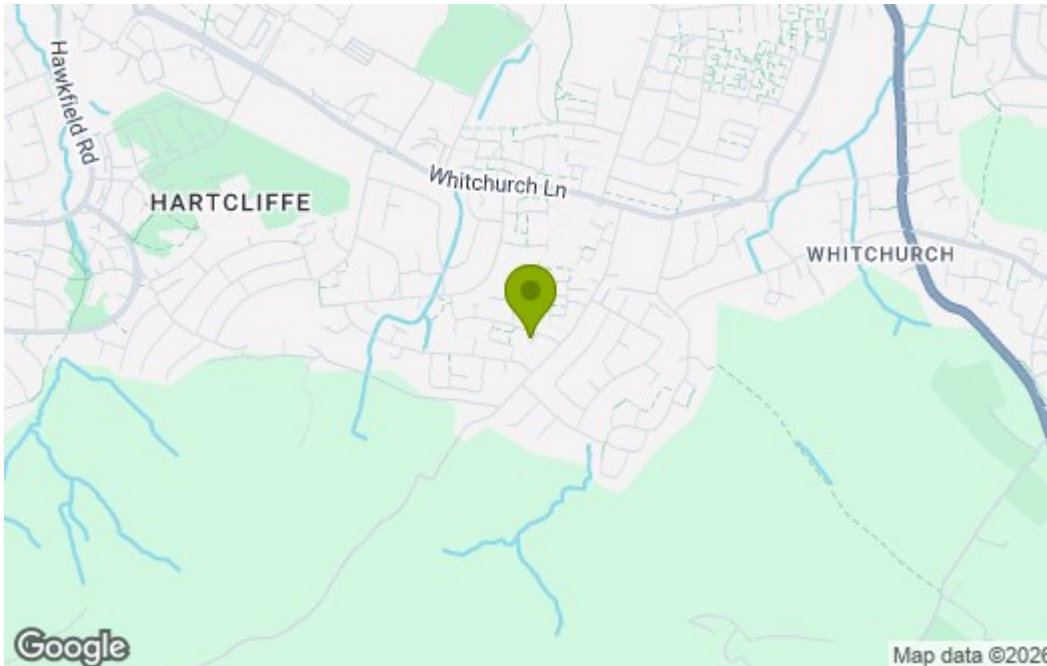
Outside

Floor Plan

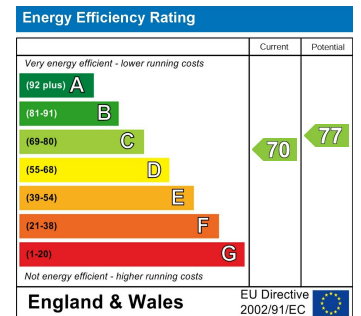


Total area: approx. 126.0 sq. metres (1356.7 sq. feet)
7 Coulsons Road, Bristol

Area Map



Energy Efficiency Graph



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