



## 13 Goslet Road, Bristol, BS14 8SP

**£475,000**

This immaculate five-bedroom semi-detached house is offered **\*\*for sale\*\*** in a popular residential area of Bristol, ideally suited to families seeking generous living space and convenient local amenities.

The ground floor comprises a hallway leading to an extended sitting room with an archway into the dining room, creating a flexible layout for everyday living and entertaining. To the rear, a UPVC double-glazed dwarf wall conservatory with underfloor heating provides additional reception space with direct access to the south-facing landscaped garden. The ground floor also includes a shower room with walk-in, rain-style shower.

The Howdens kitchen features bespoke lighting, a kitchen island, integrated appliances, Quooker tap, ample storage, natural light and a defined breakfast area. Upstairs are five bedrooms, four of which are doubles. The principal bedroom benefits from bespoke fitted wardrobes, and the beautifully renovated family bathroom includes a rain shower.

### Entrance Hall



### Kitchen / Breakfast Room

15'6" x 10'9" (4.74 x 3.29)



### Conservatory

12'8" x 9'5" (3.88 x 2.88)



### Sitting Room

19'2" max x 13'4" (5.86 max x 4.08)



### Dining Room

11'6" x 8'8" (3.51 x 2.65)



### Ground Floor Shower Room

7'3" x 6'7" (2.21 x 2.01)



### First Floor Landing



### Bedroom Three

13'10" x 6'10" (4.23 x 2.09)



### Bedroom One

13'7" x 10'1" (4.15 x 3.08)



### Bedroom Four

8'3" x 6'10" (2.52 x 2.09)



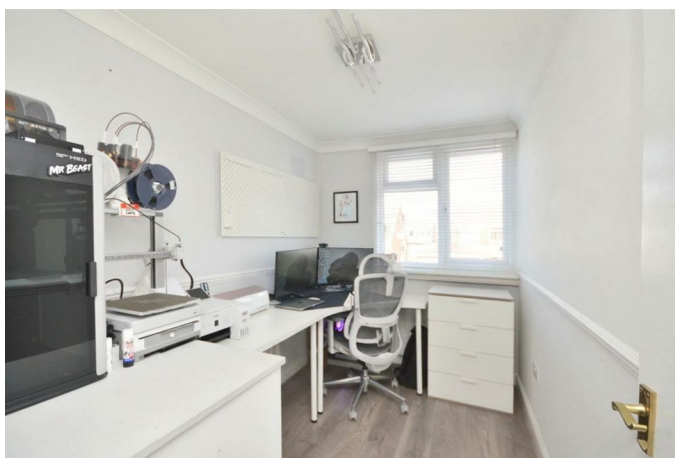
### Bedroom Two

11'5" x 9'5" (3.50 x 2.88)



### Bedroom Five

10'8" x 6'3" (3.26 x 1.92)



## Bathroom

7'8" x 6'11" (2.34 x 2.12)



## Garage

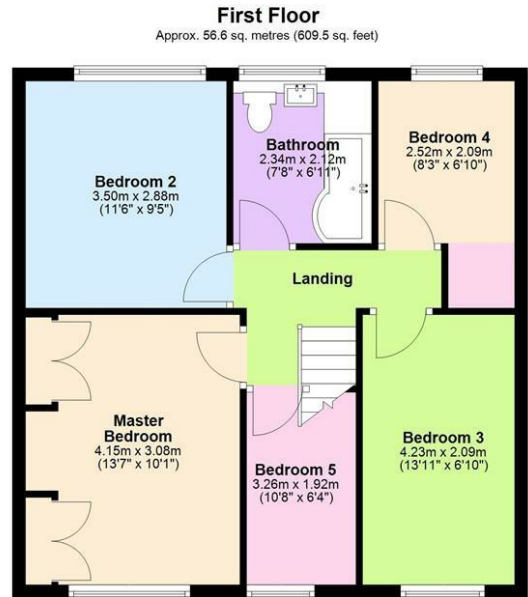
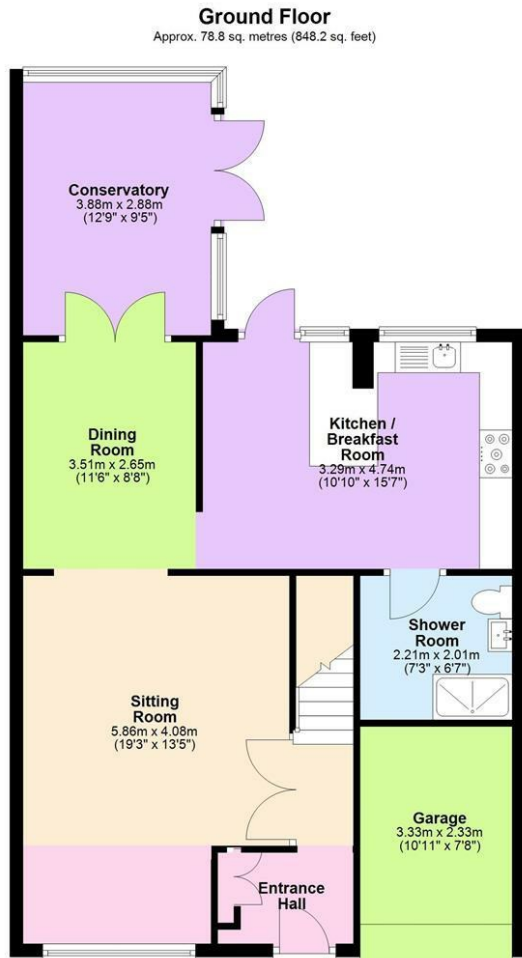
10'11" x 7'7" (3.33 x 2.33)



## Outside

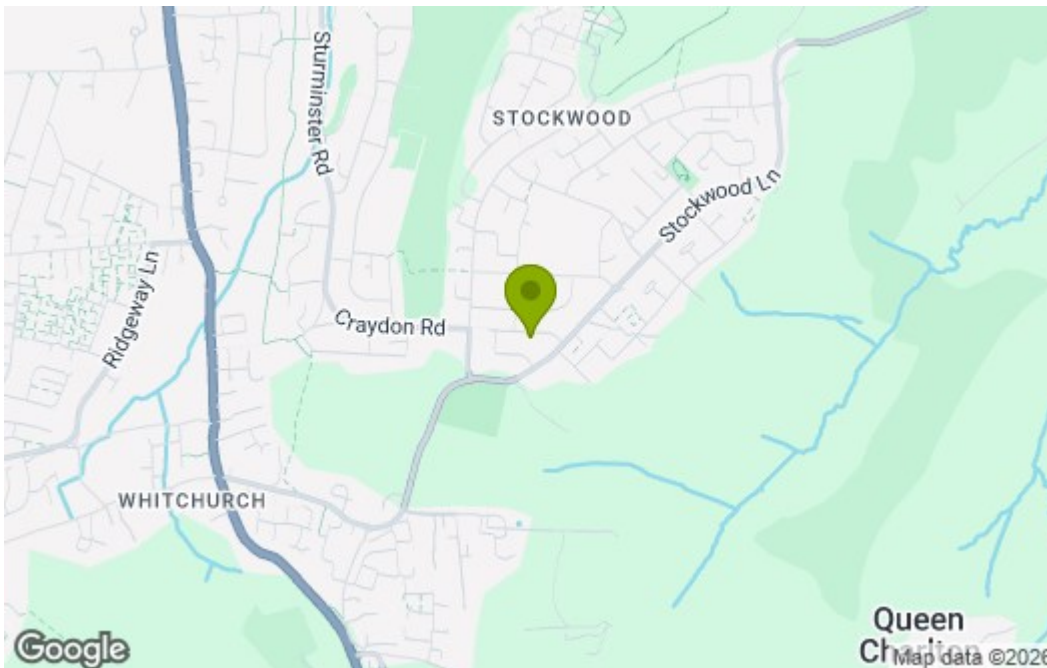


# Floor Plan



Total area: approx. 135.4 sq. metres (1457.7 sq. feet)  
**13 Goslet Road, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.