



- Energy Rating - D
- NO ONWARD CHAIN
- Southerly Facing Garden
- UPVC Double Glazing & Gas Central Heating
- Three Bedroom Home
- Conservatory
- Close To Local Amenities
- Kitchen/Diner

Offered with NO ONWARD CHAIN, this well-proportioned three-bedroom home offers just under 1,000 sq ft of accommodation, with generous living spaces, a low-maintenance rear garden and the added benefit of a garage en bloc.

The ground floor offers a fantastic amount of space, with the 15'6 living room providing a comfortable retreat to relax at the end of the day, whilst still being generous enough to accommodate both seating and additional furniture. To the rear, the kitchen/dining room forms the heart of the home, offering plenty of room for everyday family life and entertaining, with space for a dining table alongside a practical kitchen layout.

The ground floor benefits a conservatory, providing a useful additional reception space that could work equally well as a playroom, home office or simply somewhere to sit and enjoy the outlook over the garden. Direct access leads onto the rear garden, which is laid to patio, creating a low-maintenance space that's perfect for outdoor dining and BBQ's in the warmer months!

Upstairs, bedroom one is a particularly generous double, measuring up to 14'5, with bedroom two providing another well-proportioned double bedroom. The third bedroom offers versatility to suit the occupier, whether required as a child's bedroom, nursery or dedicated home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a front garden laid to lawn, whilst the patio garden to the rear provides an easy-to-manage outdoor space. A garage en bloc is another incredibly useful addition, ideal for secure parking, storage or all those bits you don't necessarily want taking up space in the house!

Living Room 15'6" x 14'6" (4.73 x 4.44)

Kitchen/Diner 15'6" x 12'2" (4.73 x 3.72)

Conservatory 9'4" x 7'9" (2.85 x 2.37)

Bedroom One 14'5" x 9'1" (4.4 x 2.79)

Bedroom Two 12'2" max x 9'3" max (3.72 max x 2.82 max)

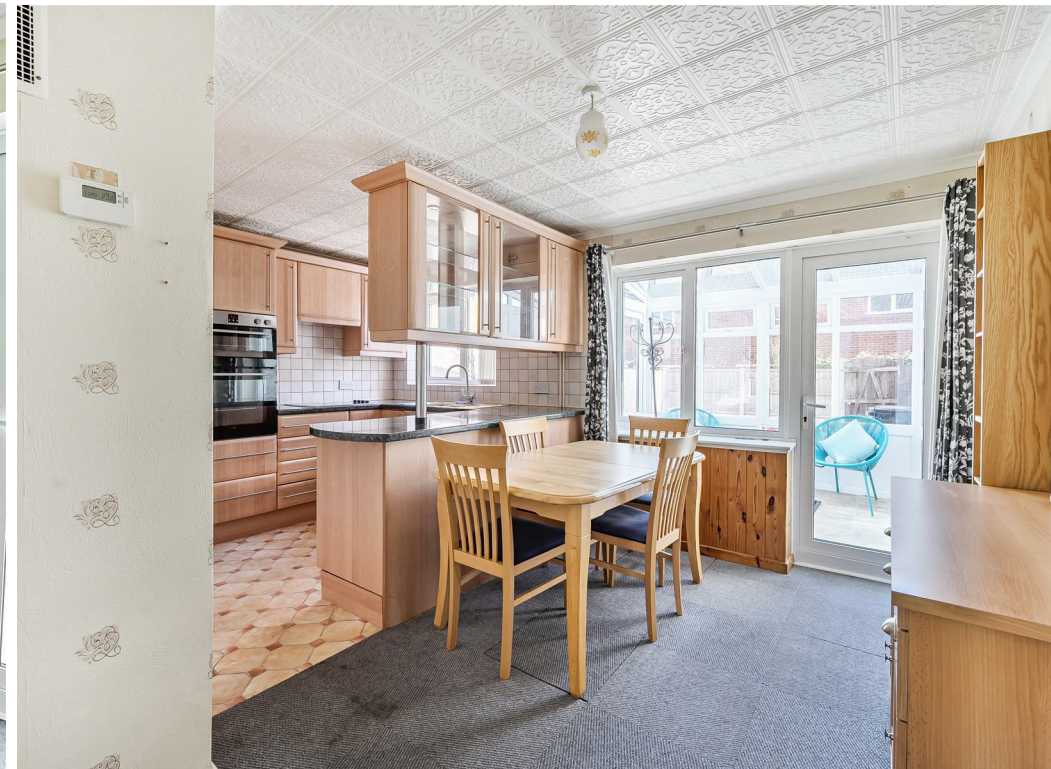
Bedroom Three 6'3" x 5'4" (1.93 x 1.64)

Bathroom 6'3" x 5'4" (1.93 x 1.64)

Council Tax - Band B

Tenure Status - Freehold





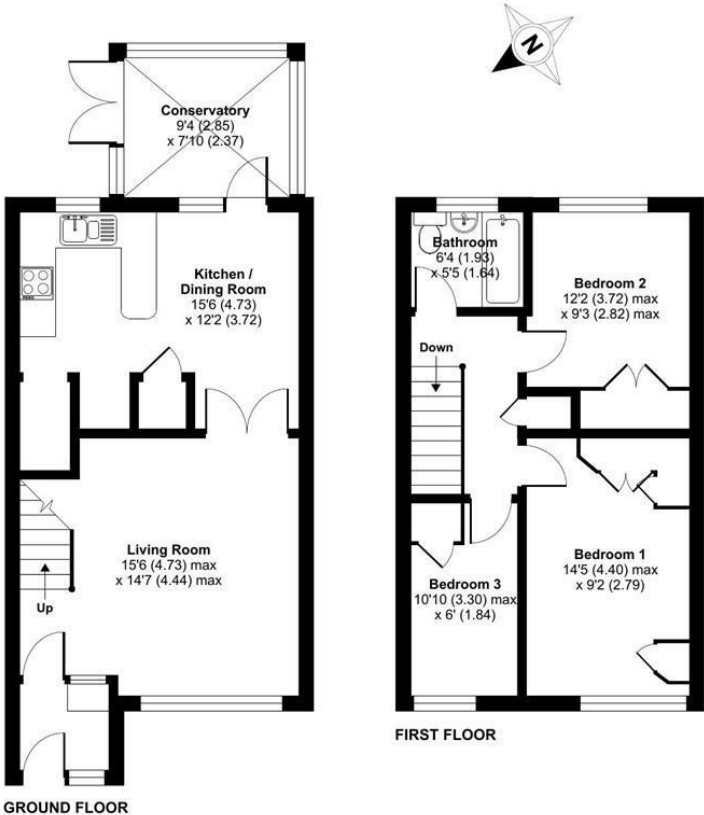






Coulsons Road, Bristol, BS14

Approximate Area = 953 sq ft / 88.5 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: 1525424. © nrichcom 2026. GREENWOODS SALES • LETTINGS • COMMERCIAL



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.