

# HUNTERS®

HERE TO GET *you* THERE

**14 Coulsons Road, Bristol, BS14 0NL**

**£370,000**

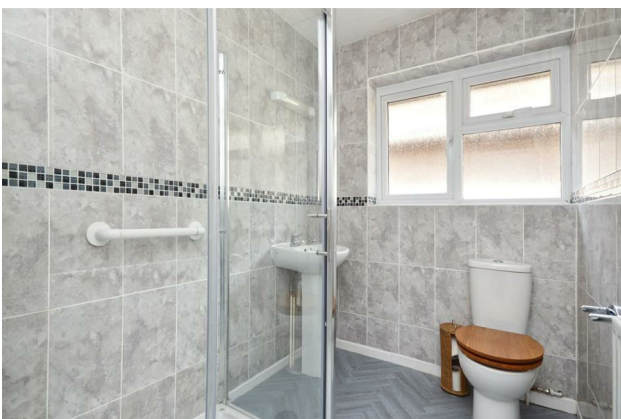
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

## Property Images

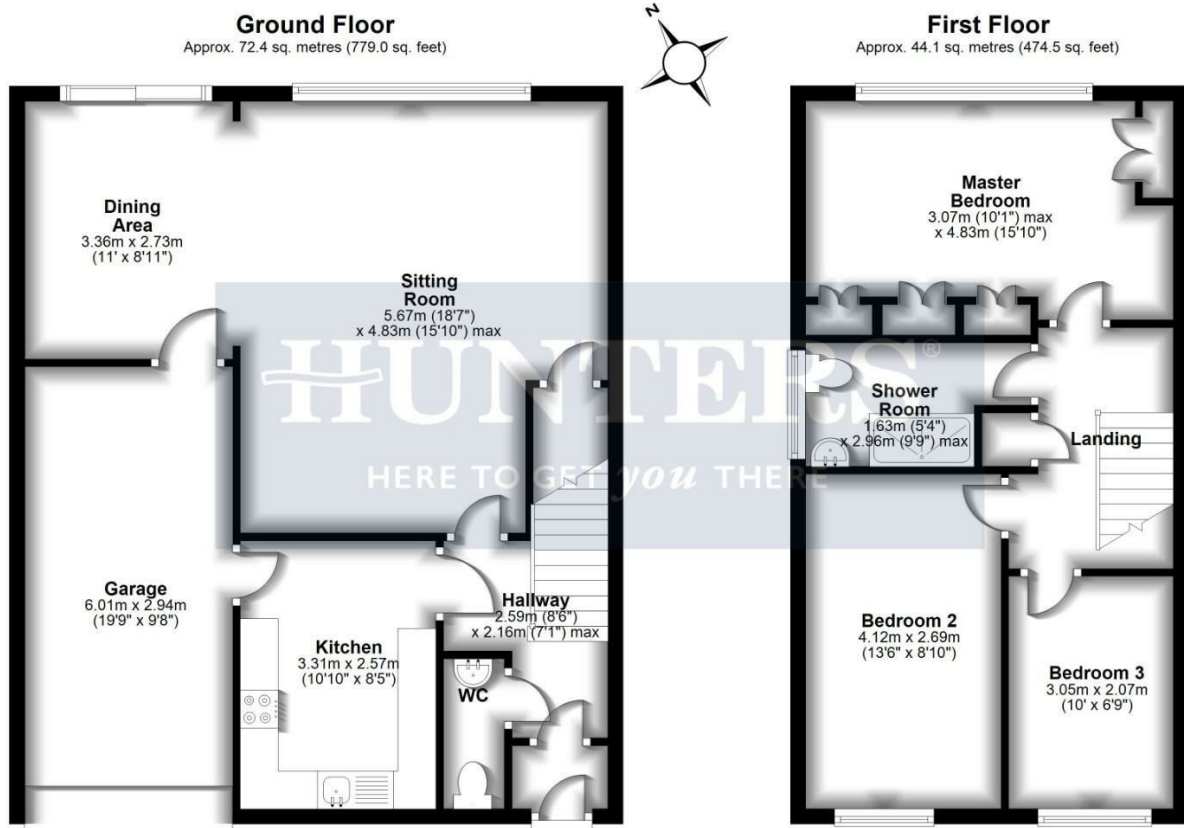


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images





Total area: approx. 116.5 sq. metres (1253.5 sq. feet)

## EPC

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

## Map



## Details

Type: House - Link Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Offered for sale with no onward chain, this fantastic link detached house ideally suited for families seeking a comfortable and conveniently located home. Situated close to public transport links, reputable schools, and a range of local amenities.

Upon entering, you are greeted by a welcoming entrance hallway, providing access to a handy downstairs W/C, a fitted kitchen to the front of the property, and a generous, light and airy lounge. The lounge seamlessly connects to a separate dining room, forming a versatile through-lounge area perfect for both entertaining and relaxation. Sliding patio doors from the dining room open directly onto an enclosed rear garden, offering a safe and private space for children to play or for al fresco dining.

Upstairs, the property comprises three bedrooms. The master bedroom is a spacious double featuring built-in wardrobes, while the second offers ample space for a double bed. The third is a well-proportioned single room, ideal for a child, guest room, or home office. The shower room ensures comfort and convenience for the whole family.

Externally, the property boasts a driveway providing off-street parking, a garage for secure vehicle storage or additional storage needs, and a private enclosed rear garden.

This family home provides an excellent opportunity for buyers looking for a property with thoughtful features, generous accommodation, and a highly desirable location. Early viewing is highly recommended.

## Features

- Link Detached Home • Three Bedrooms • Lounge • Dining Room • Kitchen • Ground Floor W/C • Shower Room • Enclosed Rear Garden • Garage & Off Street Parking • No Onward Chain