



9 The Coppice, Bristol, BS13 8RF

£315,000

- Modernised Throughout
- West Facing Garden
- Kitchen Diner
- Driveway/Off Street Parking
- Cul-de-sac location
- Extensive Plot
- Three Bed Semi
- Council Tax Band A

This contemporary three bed home is brought to market within a cul-de-sac location, offering plenty of space inside and out, situated on a generous plot with driveway and extensive rear garden.

Upon entering this delightful home you are welcomed into the hallway, providing access to several rooms throughout the ground floor.

To the left is the living room, this space spanning over 14ft is large enough for all the family to unwind at the end of the day but still feels cosy and calm.

At the rear of the property is the modern kitchen-diner profiting ample storage and workspace required for the needs of a growing family, perfect for hosting friends too! This room benefits windows over the sink and uPVC French doors allowing access out onto impressive rear garden.

Upstairs are three well proportioned bedrooms, two of which with built-in storage. The largest bedroom have a great view of the green space behind and spans over 13ft.

Completing the first floor is the stylish three piece bathroom finished with metro wall tiles splashing a bit of contrast to catch the eye.

Outside is equally as impressive. There is a lawned front garden accompanied by a driveway to the side, with enough room for two cars. To the rear is the expansive garden, the deck area creates further space for hosting friends and family, the perfect place for a BBQ, alongside providing access to the solid built storage. Flowing beyond the decked area is the lawn spanning over 100ft, a truly magnificent and unique space to be enjoyed by all.

Kitchen Diner 20'8" x 10'4" (6.3 x 3.16)

Living Room 14'0" x 11'2" (4.29 x 3.41)

Bedroom One 13'10" x 8'8" (4.22 x 2.65)

Bedroom Two 11'4" x 10'11" (3.47 x 3.35)

Bedroom Three 9'0" x 7'7" (2.76 x 2.33)

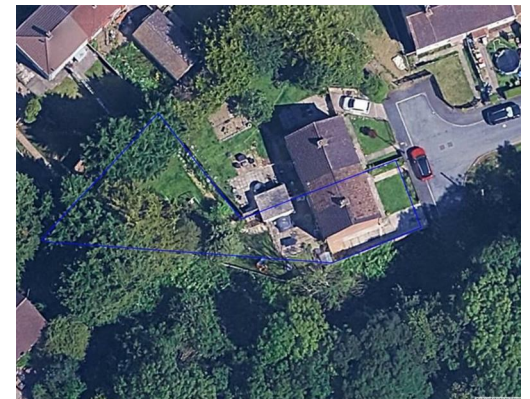
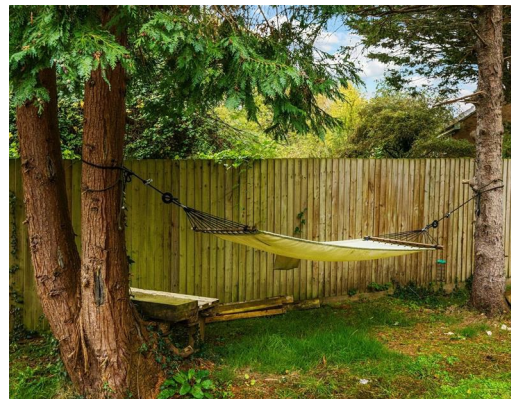
Bathroom 8'5" x 5'6" (2.59 x 1.7)

Shed 13'6" x 5'1" (4.14 x 1.57)

Tenure - Freehold

Rear Garden - West Facing





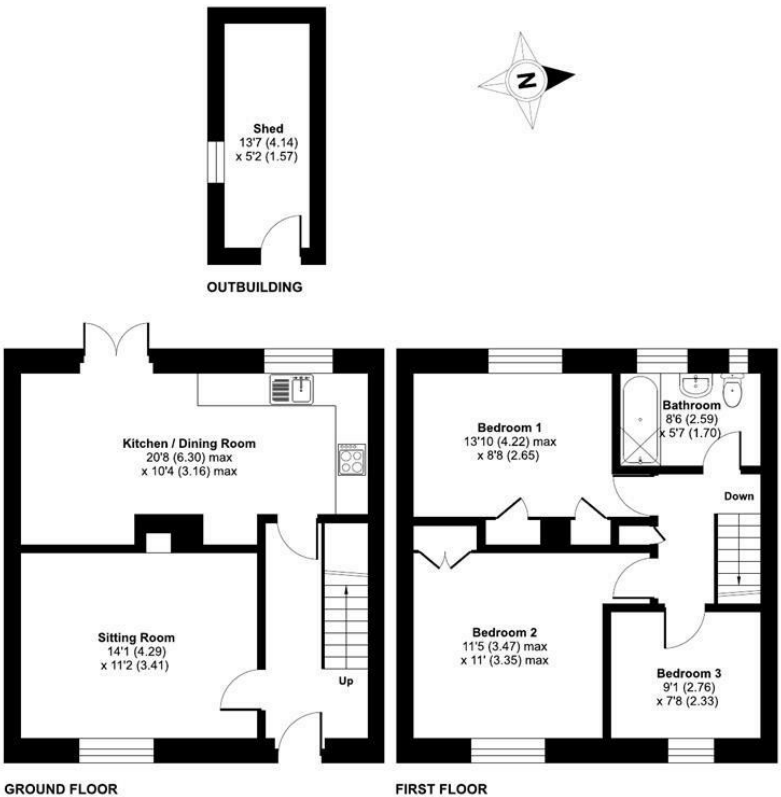
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Approximate Area = 926 sq ft / 86 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 996 sq ft / 92.5 sq m

For identification only - Not to scale

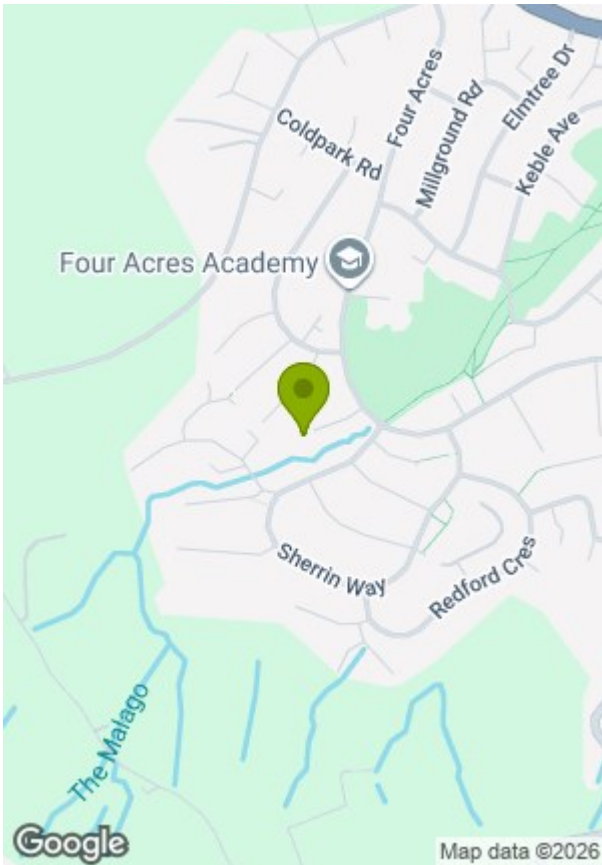


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1371799

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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