



Coulsons Road, Bristol
BS14 0NW

£375,000



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Coulsons Road, Bristol

DESCRIPTION

An opportunity to acquire this exceptionally presented three-bedroom end of terrace home, recently extended and fully renovated to a high standard throughout. Offered to the market with no onward chain, this impressive home is ready for immediate occupation.

The heart of the home is the stunning open-plan kitchen/living space, featuring a sleek high-specification kitchen with a central island, complemented by statement pendant lighting. The extension benefits from Velux windows, flooding the room with natural light, while stylish under-cabinet and plinth lighting add a contemporary finish. Large sliding doors open onto the rear garden, creating the perfect space for both everyday living and entertaining.

The ground floor also offers a luxurious family bathroom, fitted with a freestanding bath, separate walk-in shower and elegant marble-effect tiling.

Upstairs are three well-proportioned bedrooms, including two doubles and a single. The main bedroom benefits from its own en-suite WC, while a further separate WC is accessed from the landing, offering added convenience for family living.

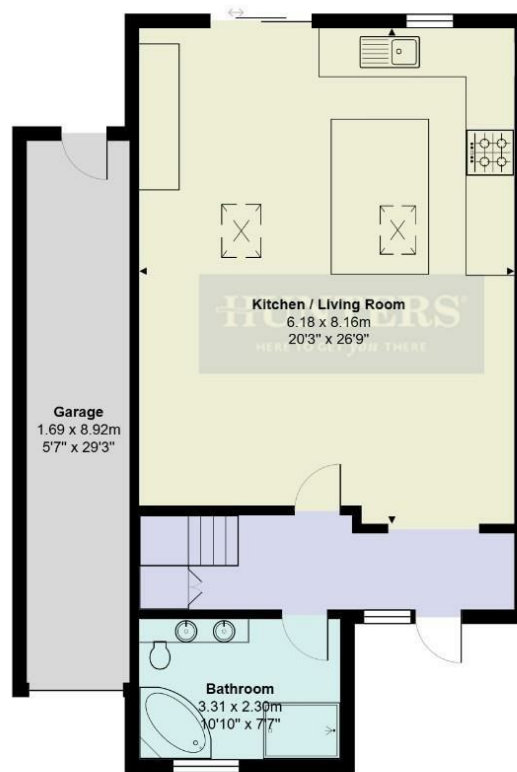
Externally, the property benefits from off-street parking to the front, a garage for additional storage, and an enclosed rear garden ideal for relaxing or entertaining.

Situated in the popular Whitchurch area of South Bristol, Coulsons Road is well placed for local shops, schools and amenities, with excellent transport links into Bristol City Centre, Bristol Airport and surrounding areas, as well as easy access to the A37, A4 and ring road.

This turn-key home is finished to an immaculate standard throughout and must be viewed to be fully appreciated!







Ground Floor



First Floor

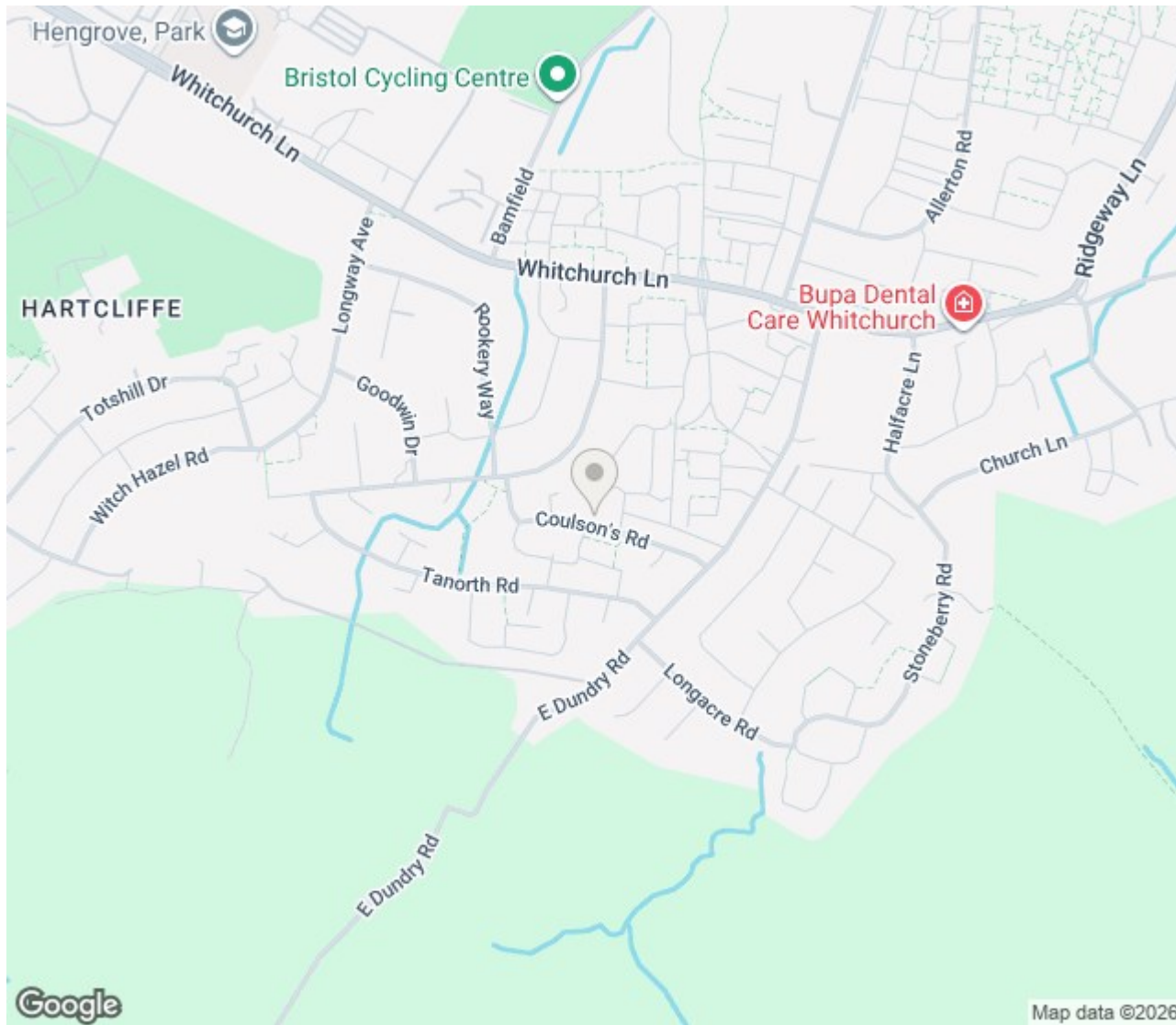
Coulsons Road, Whitchurch, Bristol, BS14 0NW

Approximate Gross Internal Area (excluding garage) 105.5 sq m / 1135 sq ft

Total Area 122.0 sq m / 1313 sq ft







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.