



Coulsons Road, Bristol
, BS14 0NL

£360,000



Coulsons Road, Bristol

DESCRIPTION

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.

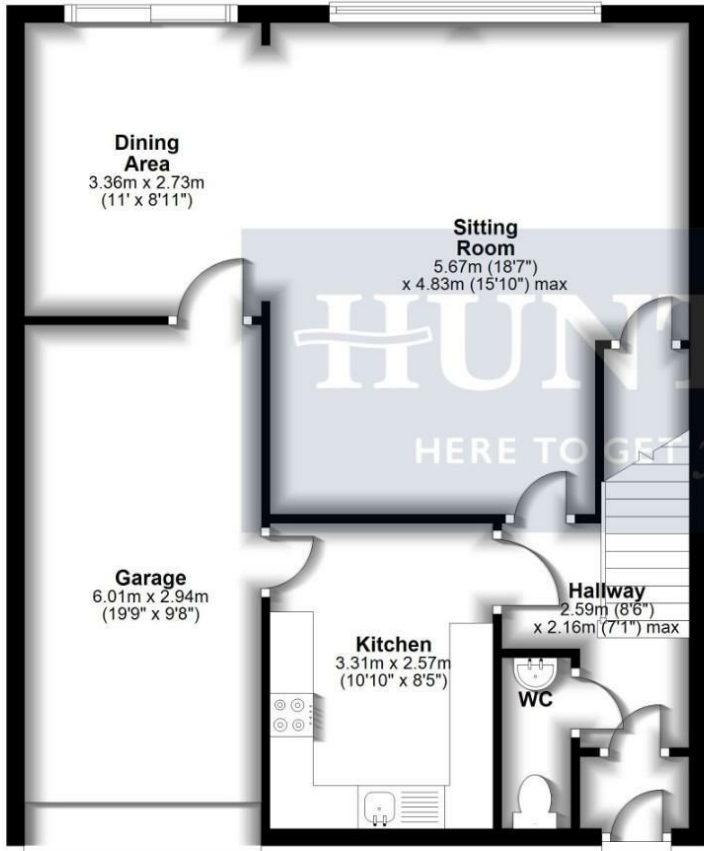
Externally, the property boasts a driveway providing off-street parking, a garage for secure vehicle storage or additional storage needs, and a private enclosed rear garden.

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.

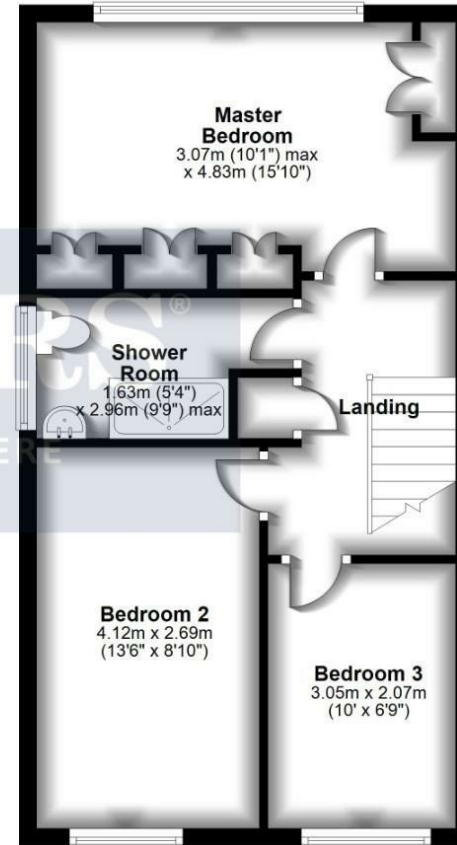




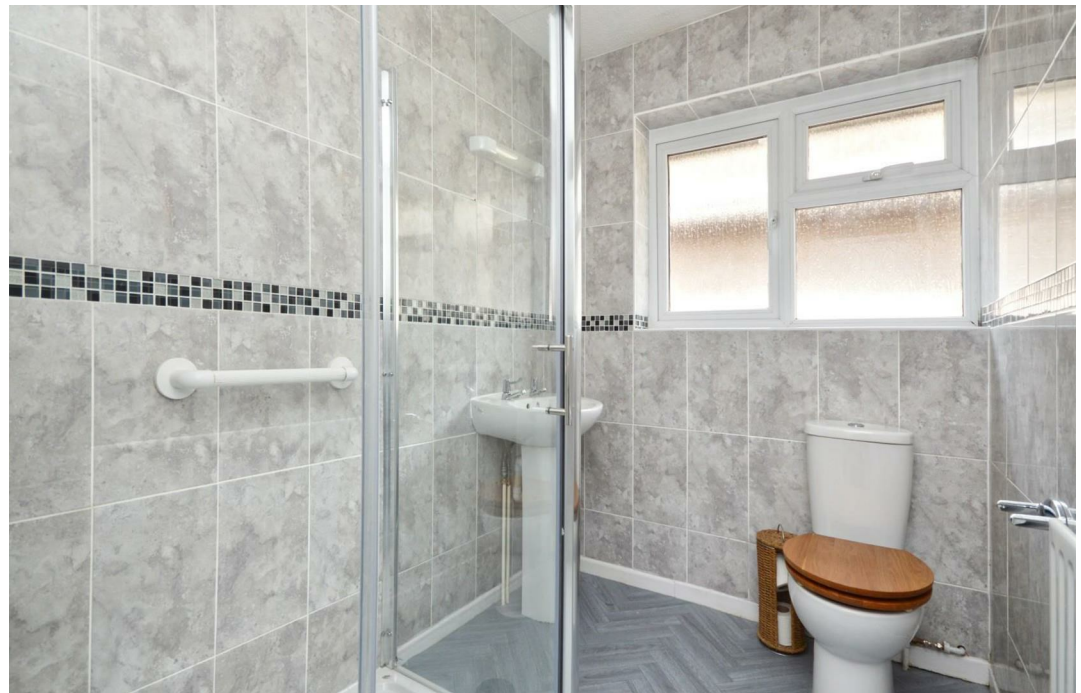
Ground Floor
Approx. 72.4 sq. metres (779.0 sq. feet)

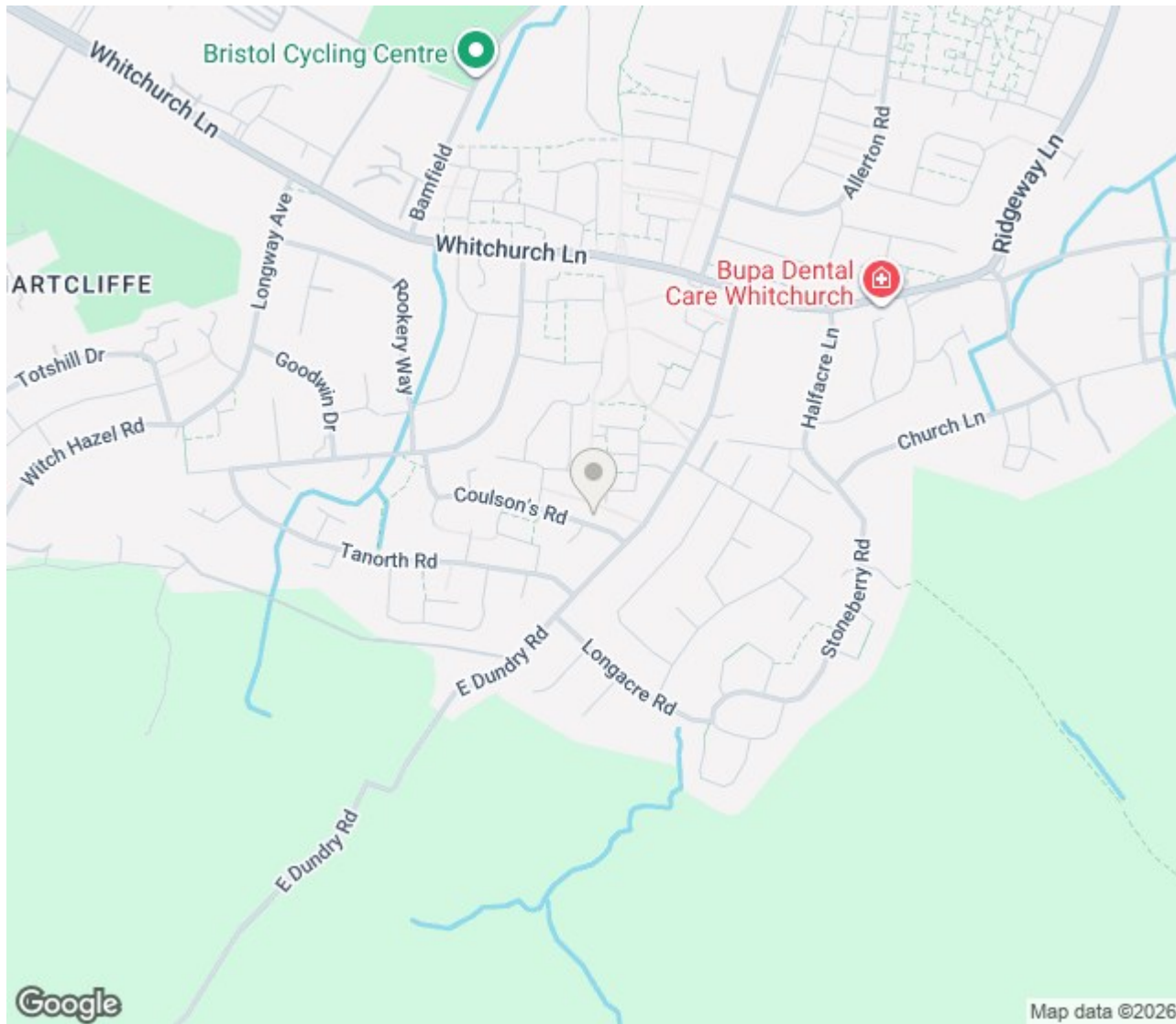


First Floor
Approx. 44.1 sq. metres (474.5 sq. feet)



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





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(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.