

A photograph of a modern, open-plan living and dining area. In the foreground, a round wooden dining table is surrounded by dark wooden chairs. A large potted plant with broad green leaves sits on the table. To the left, a set of double glass doors with a colorful geometric pattern above them leads outside. In the background, a kitchen with white cabinets, a wooden countertop, and a stainless steel range hood is visible. A wooden cabinet stands to the right of the kitchen. On the far right, a teal-colored wall features a colorful abstract painting. A large, round, white paper lantern hangs from the ceiling. A green sofa is partially visible in the bottom right corner.

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13 Coleridge Road, Bristol, BS5 6SR

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£350,000

****South Facing Garden in a Quiet Road**** Eastville Park and retail park are so close to this peaceful tucked away terrace that's got great transport links! Three floors of space inside providing three double bedrooms, large first floor bathroom and WC in the loft bedroom. Downstairs the colourful journey starts with the banister and wood flooring. The lounge has a fireplace and the kitchen diner is ideal for entertaining with French doors to the garden. Handy independent fresh food stores, eateries and train stations are a short walk away. Please make contact to look inside to appreciate the charm of this home.

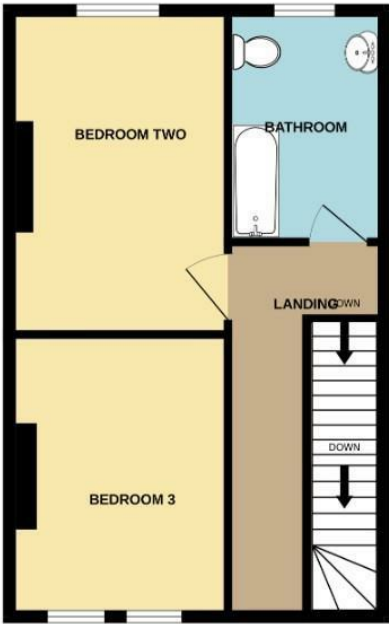
- Three Floors & Three Double Bedrooms
- EPC C 79 Square Meters
- First Floor Bathroom & Loft En-Suite WC
- Charming Colourful Finish
- Kitchen Diner with French Doors
- South Facing Garden
- Eastville Park Close By
- Great Transport Links
- Wood Flooring & Fireplace
- Close to Easton & Fishponds

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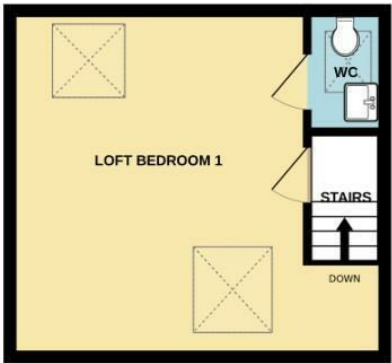
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			(92 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Front Door

Front garden space for bikes, bins and plants, wooden door opening into

Entrance Hall

Painted wooden floors, stairs to first floor, radiator, under stairs storage space, wall mounted meters, cupboard housing washing machine with shelving, doors into...

Lounge

12'11" x 9'0"
Double glazed bay window to front, period fireplace with tiles and hearth, radiator and shelving to alcoves

Kitchen Diner

14'9" x 14'6" max
Sitting/dining area with double glazed French doors to garden, radiator, opening into Kitchen with wall and base units with wood work surface over, sink and drainer, fitted oven and hob, tiled splash backs, space for fridge freezer, double glazed window to side and rear

Stairs

Exposed painted wood staircase and banister leading to first floor landing with stairs to loft and doors to...

Bathroom

8'6" x 5'2"
Three piece bathroom suite comprising wc, wash hand basin, bath with shower over, part tiled walls, chrome towel radiator, obscure glazed window to rear

Bedroom Two

11'2" x 8'10"
Double bedroom. Double glazed window to rear, radiator

Bedroom Three

11'7" x 8'6"
Double bedroom. Double glazed window to front, radiator

Stairs

Exposed painted wood staircase and banister leading to loft floor, with built in storage, door into..

Bedroom One (loft)

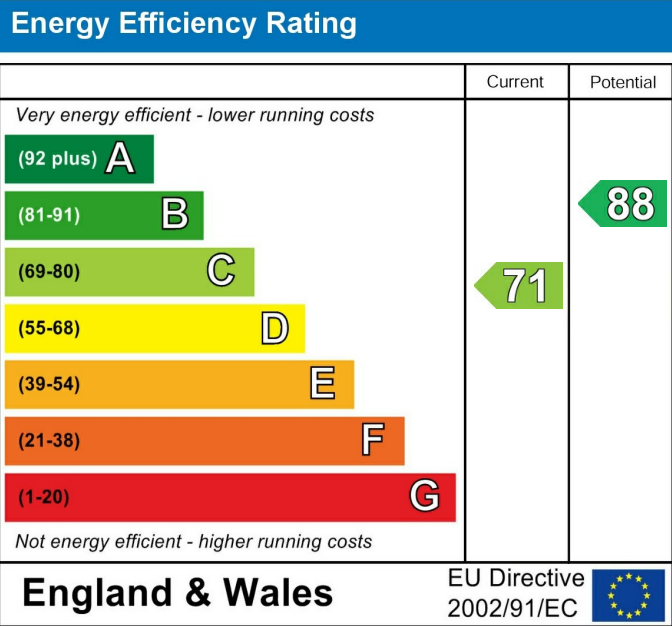
11'3" x 9'10" into eaves
Two Velux windows, storage in the eaves, door into

En-Suite WC

3'9" x 3'2"
Velux window, wc, wash hand basin with vanity unit beneath

Garden

South facing sun trap garden with hard standing, flower beds and composite decking



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. 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.









