



- **Energy Rating - D**
- **South Facing Garden**
- **Sun Room**
- **UPVC Double Glazing & Gas Central Heating**
- **Light & Airy Throughout**

- **Three Bedroom End Terrace Home**
- **Kitchen/Diner**
- **Garage**
- **Porch**
- **Close To Local Amenities**

Greenwoods are delighted to present this beautiful three-bedroom family home on Coulson's Road in Whitchurch, offering comfortable living with modern updates throughout.

Upon entering, you are welcomed by a porch leading to a spacious lounge, perfect for relaxing evenings. Towards the rear, a bright and spacious kitchen/dining room opens directly into the sun room, providing an airy space to entertain or relax, with a seamless flow between indoor and outdoor living.

Upstairs, you will find two well-sized double bedrooms, with bedroom two benefiting from built-in wardrobes, along with a practical single bedroom that could serve as a nursery or home office. The family bathroom includes a shower over the bath.

The south-facing rear garden is generously sized and features both patio and lawn areas, ideal for entertaining, gardening, or relaxing. It also wraps around the side, providing additional space and access.

Additional benefits include gas central heating via a combination boiler, UPVC double glazing throughout, and a garage located in a block.

Conveniently located near local shops, schools, and bus routes, this home is just two miles from the newly redeveloped Hengrove Park, which includes the South Bristol Community Hospital, Skills Academy, and Hengrove Park Leisure Centre, offering excellent local amenities.

Living Room 16'6" max x 15'7" max (5.03 max x 4.76 max)

Kitchen/Dining Room 15'7" x 10'1" (4.76 x 3.09)

Sun Room 8'8" x 7'7" (2.65 x 2.33)

Bedroom One 14'9" x 9'3" (4.50 x 2.82)

Bedroom Two 11'8" x 9'2" max (3.56 x 2.80 max)

Bedroom Three 11'5" x 6'0" (3.48 x 1.84)

Bathroom 6'5" x 5'10" (1.96 x 1.80)

Tenure Status - Freehold

Council Tax - Band C





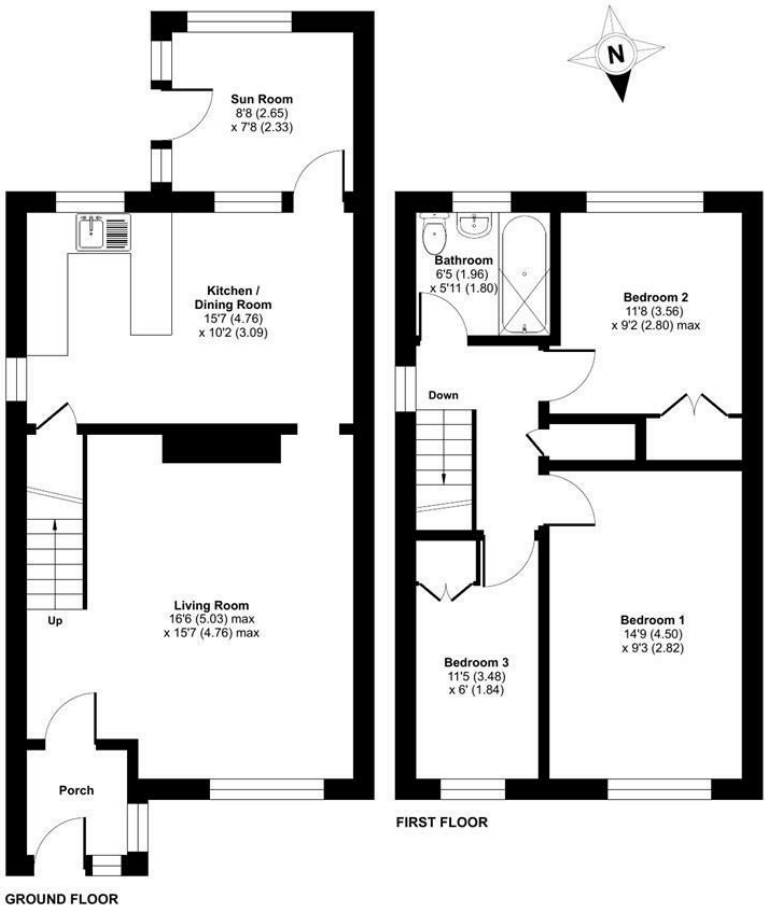






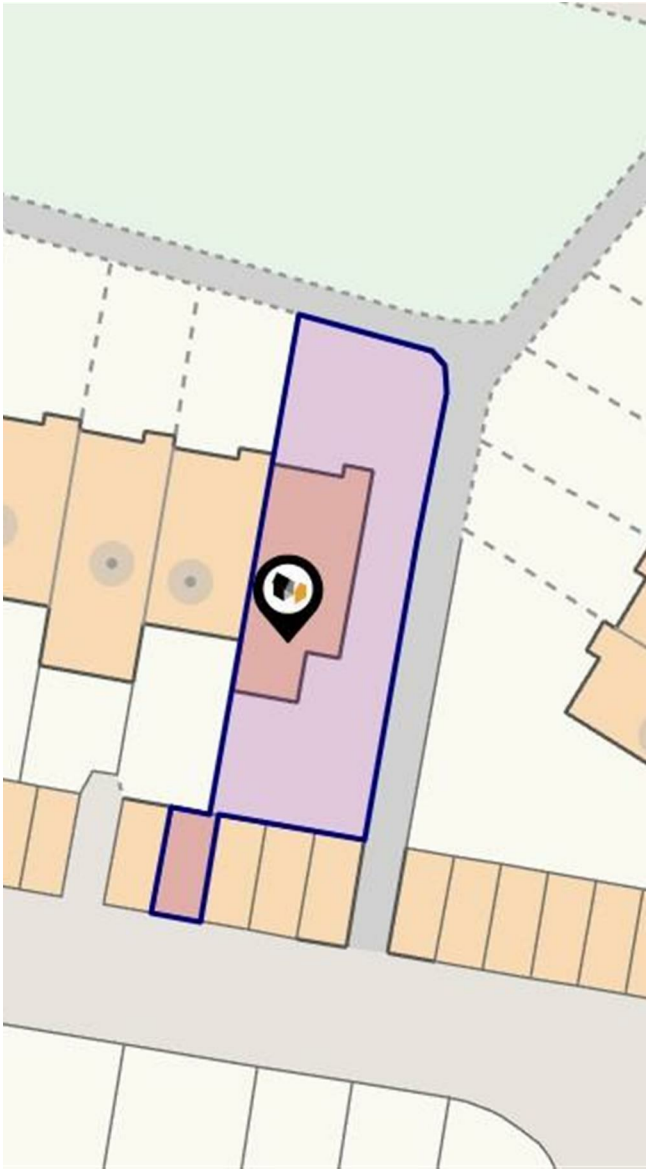
Coulsons Road, Bristol, BS14

Approximate Area = 940 sq ft / 87.3 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: 1431095

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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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