GREENWOODS
property centre

SALES
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COMMERCIAL

Coulsons Road, Whitchurch **£225,000**

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Garage In A Block**
- **Driveway Providing Off Street Parking**
- **Ample Storage Throughout**
- **Two Bedroom First Floor Flat**
- **Expansive Garden**
- **Built In Oven & Hob**
- **Close To Local Amenities**
- **UPVC Double Glazing and Gas Central Heating**

OFFERED WITH NO ONWARD CHAIN - This well-proportioned two-bedroom first-floor property offers a fantastic opportunity for those looking to take their first step onto the property ladder, downsize or perhaps add to an investment portfolio.

The heart of the home is the spacious living/dining room, measuring over 15ft in length and offering plenty of room for both comfortable seating and a dining table, creating a versatile space for relaxing at the end of the day or entertaining family and friends. The contemporary styled kitchen is conveniently positioned alongside and provides a practical space for everyday cooking.

Both bedrooms are well-proportioned, with bedroom one being particularly generous in size, the largest of which, measuring over 14ft in length and offering ample room for a double bed with plenty of space for additional bedroom furniture. The second bedroom provides excellent versatility, whether used as a guest bedroom, nursery or perhaps a dedicated home office for those working from home. Completing the accommodation is the family bathroom, fitted with a three-piece suite.

Externally, the property continues to impress, benefiting from a generous garden which is predominantly laid to lawn, providing a fantastic space for enjoying the warmer months, hosting summer BBQs or simply relaxing outdoors. For those with green fingers, there is plenty of opportunity to create a wonderful garden retreat!

Further practical benefits include a driveway providing off-street parking, alongside a garage en bloc, ideal for additional storage or secure parking.

All in all, a fantastic opportunity to acquire a spacious two-bedroom home with generous outside space and excellent parking provisions, offering plenty of potential for its next owner to make it their own!

Bedroom One 14'3" x 9'10" (4.35 x 3.02)

Bedroom Two 11'0" x 7'0" (3.37 x 2.14)

Living/Dining Room 15'10" x 10'4" (4.85 x 3.15)

Kitchen 10'2" x 8'11" (3.12 x 2.72)

Bathroom 6'5" x 5'10" (1.98 x 1.79)

Garage 15'9" x 8'2" (4.82 x 2.49)

Tenure - Share of Freehold
Lease Start Date 20/04/2010
Lease End Date 25/12/2967
Lease Term 999 years from 25 December 1968
Lease Term Remaining 941 years

Council Tax Band - A

V COOK LTD
Industrial Roofing &
Cladding Specialists

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Coulsons Road, Bristol, BS14

Approximate Area = 646 sq ft / 60 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 775 sq ft / 71.9 sq m
For identification only - Not to scale

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenwoods Property Centre. REF: 1528892

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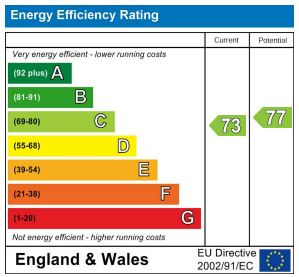

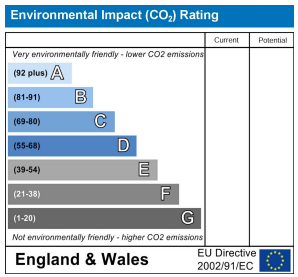

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