



- **Energy Rating - C**
- **Garden**
- **Kitchen With A Breakfast Bar**
- **Light & airy Throughout**
- **Perfect For First Time Buyers**

- **Two Bedroom First Floor Flat**
- **UPVC Double Glazing and Gas Central Heating**
- **Garage**
- **Close To Local Amenities**
- **Ample Storage Throughout**

Tucked away off the main road in a peaceful setting, this first-floor apartment on Coulson's Road offers the perfect balance of tranquillity and convenience. Located on a quiet road, the property provides a sense of privacy while still being within easy reach of local amenities, making it ideal for those seeking a well-connected yet peaceful home.

Positioned within a building of just four flats, the apartment offers a welcoming and private feel. The private entrance leads directly into the property and up the stairs, creating a sense of independence. Inside, you'll find a well-proportioned sitting room, a kitchen with ample storage and a breakfast bar, a double bedroom, a single bedroom, and a white bathroom suite. The bedrooms benefit from an open outlook, enhancing the sense of space and light throughout the home.

The property also features double glazing, gas central heating with a new boiler installed in 2024, and ample storage, including built-in cupboards. In addition, there is a garage, perfect for storage or off-street parking.

Externally, the property benefits from a garden laid to patio and stone chippings, providing a low-maintenance outdoor space to enjoy.

This apartment would make an excellent choice for a first-time buyer looking for a well-located and low-maintenance home.

Living Room 15'10" x 10'0" (4.83 x 3.05)

Kitchen 12'7" max x 10'5" (3.86 max x 3.18)

Bedroom One 14'4" x 6'8" (4.37 x 2.05)

Bedroom Two 11'3" x 6'6", 52'5" (3.45 x 2,16)

Bathroom 6'7" x 5'8" (2.01 x 1.73)

Tenure - Leasehold (Share of Freehold)

Lease Start Date 16/10/2014

Lease End Date 24/12/2157

Lease Term 189 years from 24 December 1968

Lease Term Remaining 131 years

Service Charge - £0

Ground Rent - £100 PA

Council Tax Band - A









Coulsons Road, Bristol, BS14

Approximate Area = 689 sq ft / 64 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: 1417629

© nitchcom 2026.



GREENWOODS
SALES • LETTINGS • COMMERCIAL



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	75	79
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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.