



Coulsons Road, Whitchurch

£285,000

- Energy Rating - B
- Two Double Bedrooms
- Kitchen
- Garage & driveway

- Terraced House
- Living / Dining Room
- Large Conservatory
- No Onward Chain

If you're looking for space, practicality and a home you can move straight into, this two double bedroom terraced house on Coulsons Road ticks all the right boxes.

The heart of the home is the generous lounge diner, a really versatile space whether you're relaxing at the end of the day or hosting friends and family. To the front of the property, you'll find a fitted kitchen, while from the lounge diner the layout flows naturally through into a large conservatory, adding valuable extra living space and perfect for enjoying the garden all year round.

Upstairs, you'll find two comfortable double bedrooms and a well appointed shower room, making it ideal for couples, small families or even those needing a guest room or home office.

Step outside and you've got a rear garden that's been designed with ease and enjoyment in mind, with a lawn and decking area that's just right for summer evenings. There's also the added bonus of a garage and driveway to the front of the property, something that's always in demand.

Offered with no onward chain, this is a straightforward move and a great opportunity to secure a well balanced home in a popular part of Whitchurch.

Living / Dining Room 16'0" x 10'10" (4.90 x 3.32)

Kitchen 10'9" x 7'10" (3.30 x 2.39)

Conservatory 15'8" x 9'9" (4.8 x 2.98)

Bedroom One 12'8" x 10'10" (3.87 x 3.32)

Bedroom Two 12'7" x 9'0" (3.84 x 2.76)

Shower Room 6'6" x 5'6" (2.00 x 1.68)

Garage 17'3" x 9'2" (5.28 x 2.81)

Tenure Status - Freehold

Solar panels with 10 years left on lease

Council Tax - Band B

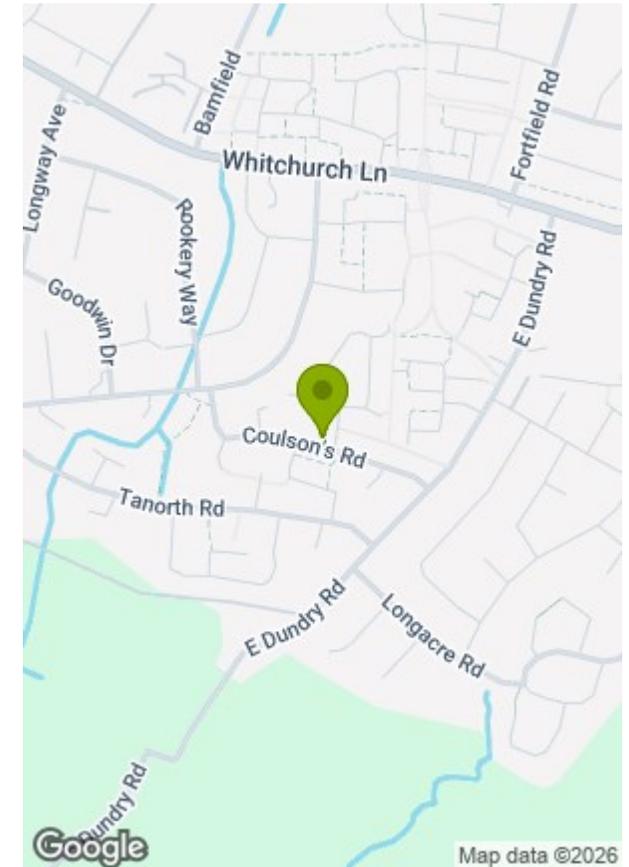
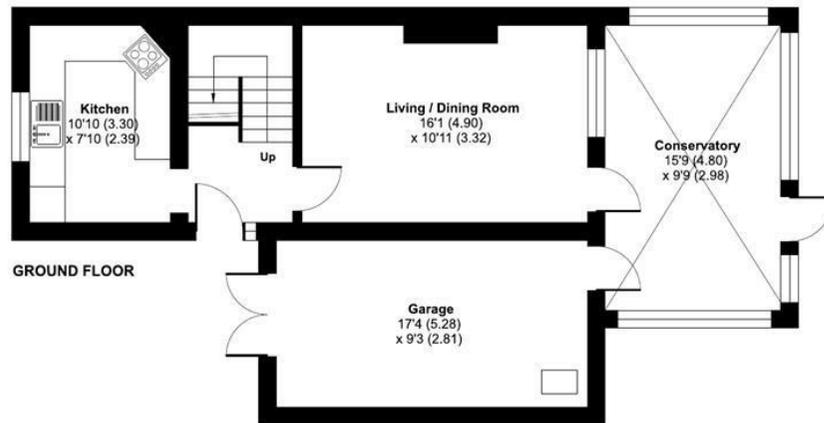
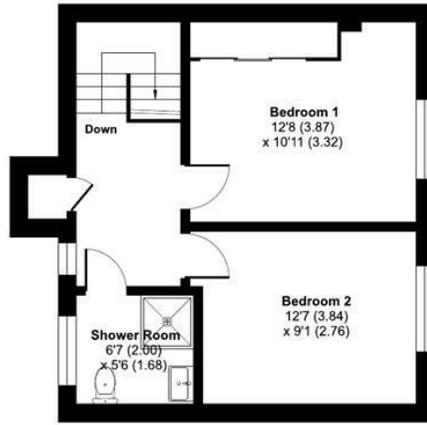




Coulsons Road, Bristol, BS14

Approximate Area = 909 sq ft / 84.4 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1069 sq ft / 99.2 sq m

For identification only - Not to scale



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			
		84	88
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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