



13 Goslet Road, Bristol, BS14 8SP

£475,000

This immaculate five-bedroom semi-detached house is offered ****for sale**** in a popular residential area of Bristol, ideally suited to families seeking generous living space and convenient local amenities.

The ground floor comprises a hallway leading to an extended sitting room with an archway into the dining room, creating a flexible layout for everyday living and entertaining. To the rear, a UPVC double-glazed dwarf wall conservatory with underfloor heating provides additional reception space with direct access to the south-facing landscaped garden. The ground floor also includes a shower room with walk-in, rain-style shower.

The Howdens kitchen features bespoke lighting, a kitchen island, integrated appliances, Quooker tap, ample storage, natural light and a defined breakfast area. Upstairs are five bedrooms, four of which are doubles. The principal bedroom benefits from bespoke fitted wardrobes, and the beautifully renovated family bathroom includes a rain shower.

Entrance Hall



Kitchen / Breakfast Room

15'6" x 10'9" (4.74 x 3.29)



Conservatory

12'8" x 9'5" (3.88 x 2.88)



Sitting Room

19'2" max x 13'4" (5.86 max x 4.08)



Dining Room

11'6" x 8'8" (3.51 x 2.65)



Ground Floor Shower Room

7'3" x 6'7" (2.21 x 2.01)



First Floor Landing



Bedroom Three

13'10" x 6'10" (4.23 x 2.09)



Bedroom One

13'7" x 10'1" (4.15 x 3.08)



Bedroom Four

8'3" x 6'10" (2.52 x 2.09)



Bedroom Two

11'5" x 9'5" (3.50 x 2.88)



Bedroom Five

10'8" x 6'3" (3.26 x 1.92)



Bathroom

7'8" x 6'11" (2.34 x 2.12)



Garage

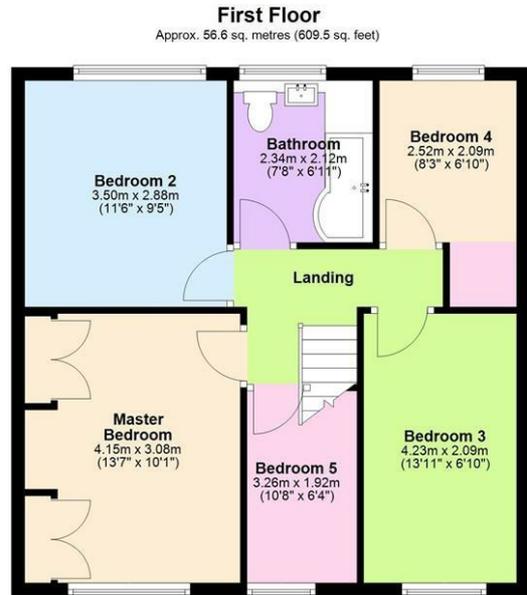
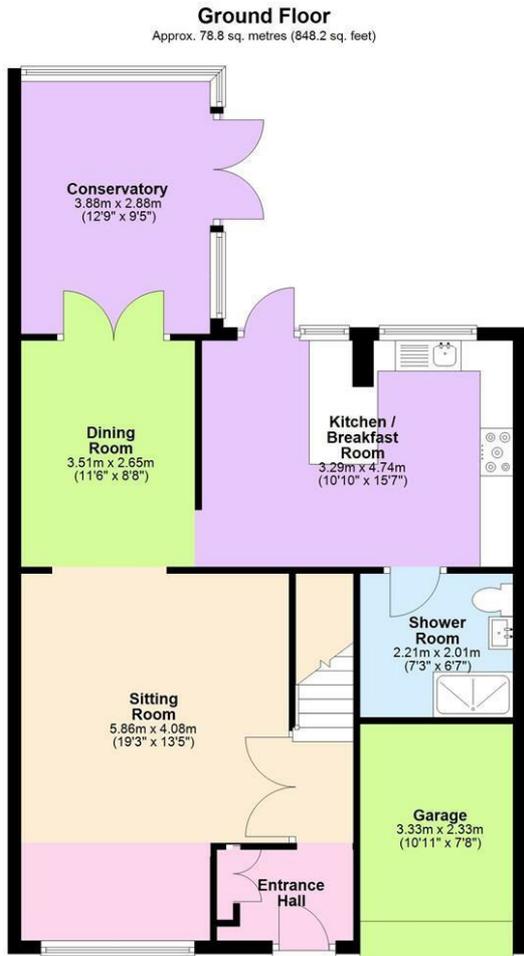
10'11" x 7'7" (3.33 x 2.33)



Outside

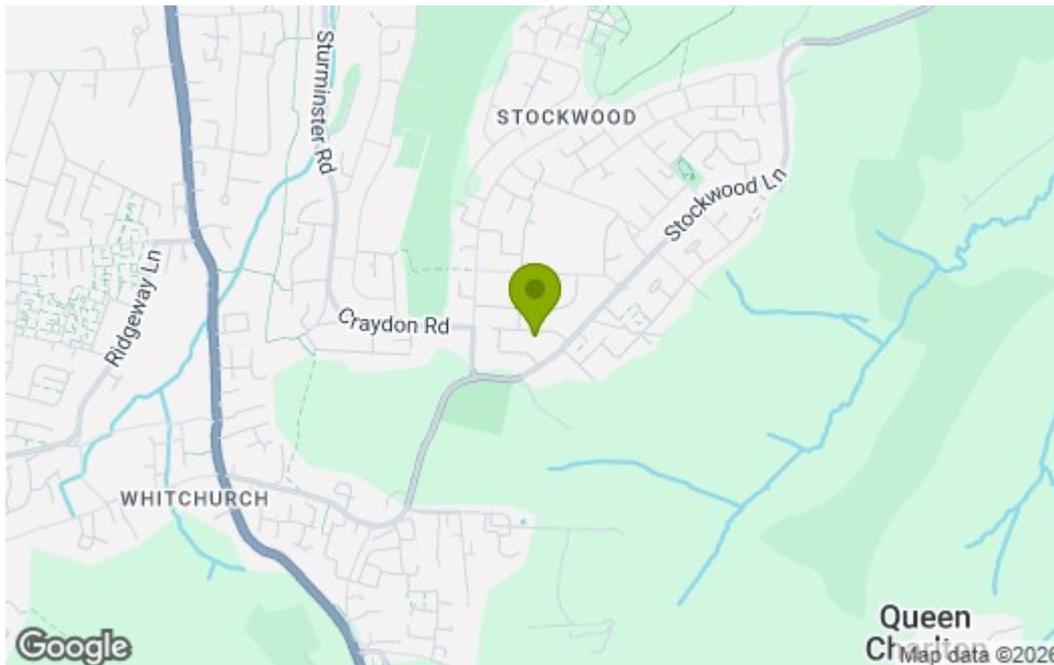


Floor Plan



Total area: approx. 135.4 sq. metres (1457.7 sq. feet)
13 Goslet Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	82
(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	

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