

Coleshill Drive, Bristol, BS13 9QU

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This deceptively spacious (1,001 sq ft approx.) and recently refurbished 3 bedroom Cornish style terraced house boasts a generous (60ft) private, sunny rear garden and off-street parking. Tucked away in the quiet and popular Coleshill Drive, this delightful property would make the ideal home for the first time buyer, equally a fantastic investment opportunity - move straight in!

The property offers a welcoming approach with a large paved driveway for 2 cars and paved path leading to the entrance. Once inside you are greeted with an inviting hallway that leads directly in to the generous lounge, pleasantly finished with high quality wood laminate, feature fireplace and large double glazed windows that bath the room in natural light. The hallway also leads in to the spacious kitchen diner, with flooring laid to both tile and bamboo, whilst measuring an impressive (20'9x 10'ft), this contemporary and well-equipped kitchen has been recently refurbished and offers a variety of wall and base units, integrated appliances as well as French doors leading to the rear garden.

On the first floor, you will find 3 bedrooms, all well maintained with bedrooms 1 & 2 good sized doubles with the master bedroom measuring (18'9 x 10'2). Bedroom 1 benefits from built in wardrobes and bedroom 2 also houses the combi-boiler. The first floor also enjoys a contemporary 3 piece fully tiled shower room suite, recently fitted and finished to a high specification, comprising large double shower cubicle, wash hand basin and low level WC. Access to the loft space is also gained via the landing.

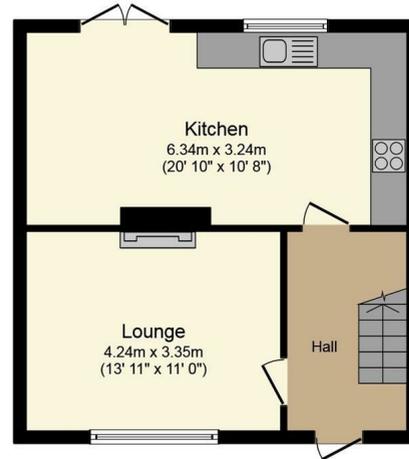
Outside the property boasts a fantastic 60ft private rear garden, mostly laid to gravel, also has a lawned area as well as large decked area perfect for those summer BBQS. This low maintenance garden has been lovingly maintained by the current owner and enjoys a large wooden shed, a variety of vegetable patches, all enclosed by newly fitted wooden fencing.



Call me
to book a
viewing

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- 60ft Private Rear Garden
- Driveway For 2 Cars and Guest Overflow Spaces
- Open Plan Kitchen Diner
- Recently Refurbished Throughout
- 1,001 Sq Ft
- Cul-De-Sac Location
- EPC Rating
- Viewings Commence Monday 29th March
- Ideal For First Time Buyers
- Fantastic Investment Opportunity



Ground Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx



First Floor

Floor area 42.0 sq. m. (452 sq. ft.) approx

Total floor area 93.0 sq. m. (1,001 sq. ft.) approx

Approximate position and size of doors, windows

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(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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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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