



## Chessel Street, , Bristol, BS3 3DQ

- Three Storey
- Superb Location
- Loft Extension
- Upstairs Bathroom
- 0.5 Miles To Greville Smyth Park
- Private Garden
- Double Bay Fronted
- Sitting Room
- 0.1 Mile To North Street
- 1.0 Mile To Wapping Wharf

**£485,000**



# Chessel Street, , Bristol, BS3 3DQ - £485,000

## DESCRIPTION

Hunters are pleased to present this substantial victorian home sitting at the bottom of Chessel Street, Bedminster. Being offered to the market for the first time in over 60 years its sure to prove perfect for a family looking for a large charming home in this superb location.

Internally the ground floor affords a front sitting room incorporating the bay window. This room opens to the large open plan living/ dining space. The kitchen sits to the rear and opens to the handy utility area and rear WC. On the first floor there are two double bedrooms and bathroom with separate shower, and the loft has been converted to boast a third double bedroom. Being towards the end of Chessel Street the garden is a great size and boasts an open outlook.

Chessel Street sits in the desirable 'Chessels' area of Bedminster, the vibrant North street is just a stones throw away, it boasts a variety of shops, bars & restaurants. The pretty Greville Smyth Park is less than half a miles walk away whilst those requiring access links Temple Meads sits a miles walk away.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - TBC







TOTAL FLOOR AREA: 1598 sq.ft. (148.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, enclosures of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewings**

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



165 East Street, Bedminster, BS3 4EJ  
 Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>