



HUNTERS[®]
HERE TO GET *you* THERE

52 Chelsea Road, Easton, Bristol, BS5 6AU

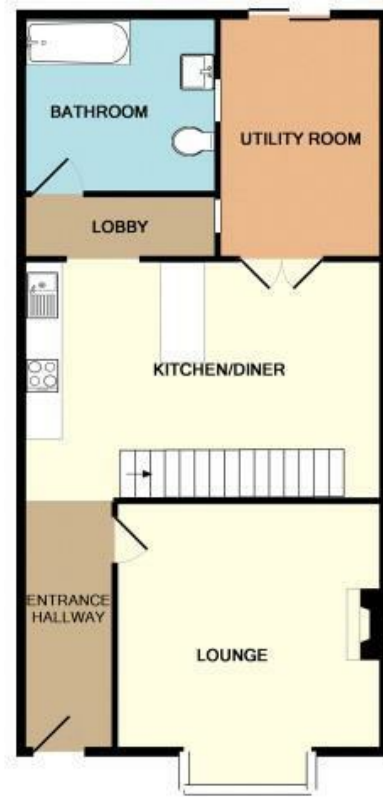
52 Chelsea Road, Easton, Bristol, BS5 6AU

£365,000

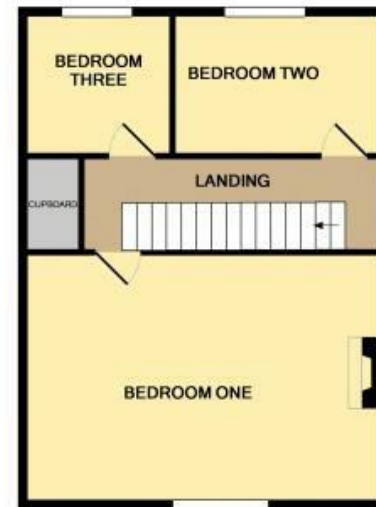
****NESTLED BACK ON CHELSEA ROAD**** This fabulous home is so cosy and welcoming with a lounge complete with wood burner. The house then opens up into a fantastic and welcoming kitchen diner that leads onto a utility & bathroom. Outside there is a generous & private garden, boasting storage outhouses, fruit trees and a decked area that catches the sun until the evening. Upstairs are three bedrooms providing more space than you'd expect, finished with period character throughout including wood flooring. The real benefit of living here is the vibe and community, the quality cafes, restaurants and pubs on the doorstep and the cycle track, St Marks Road and train station within a five minute walk.

- Location is key here!
- Heart of Easton's Amenities
- Set Back with Easy On Street Parking
- Train Station & Cycle Path Access
- Sunny Generous Garden with Storage
- Kitchen Diner & Utility
- Three Bedrooms
- Wood Flooring
- Wood Burner
- Vendor Has Found New Home!

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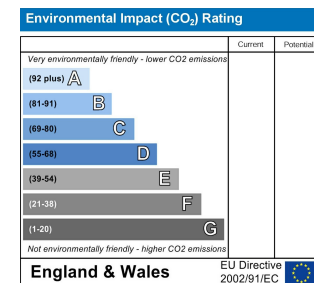
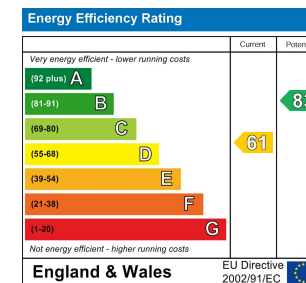
GROUND FLOOR



1ST FLOOR

52 CHELSEA ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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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ENTRANCE HALL

Front door into hallway with radiator and doors to

LOUNGE

11'11 x 11'9"

Double glazed window to front, radiator, fireplace housing log burner

KITCHEN/DINER

14'10 x 15'9"

Kitchen area comprising wall and base units with wood work surface over, space for range oven with fitted extractor fan over, green tiled splash backs, integrated dishwasher, inset Belfast sink with mixer tap over, peninsular providing storage with wood work surface, slate tiled floor, doorways into utility and bathroom, dining area provides ample space for table and chairs, under stairs storage area has exposed brick wall.

UTILITY

Range of base units with work surface over, plumbed for washing machine, power points, circular sink with mixer tap over, sliding doors to rear garden

BATHROOM

7'7 x 5'10"

Double glazed frosted window to side, low level wc, hand basin, panelled bath with shower over, tiling to walls, extractor fan, heated towel rail

STAIRS

Leading to first floor landing with loft and built in storage cupboards, doors to all bedrooms

BEDROOM ONE

11'11 x 15'0"

Double glazed window to rear, fireplace, radiator

BEDROOM TWO

10'7 x 8'2"

Double glazed window to rear, radiator

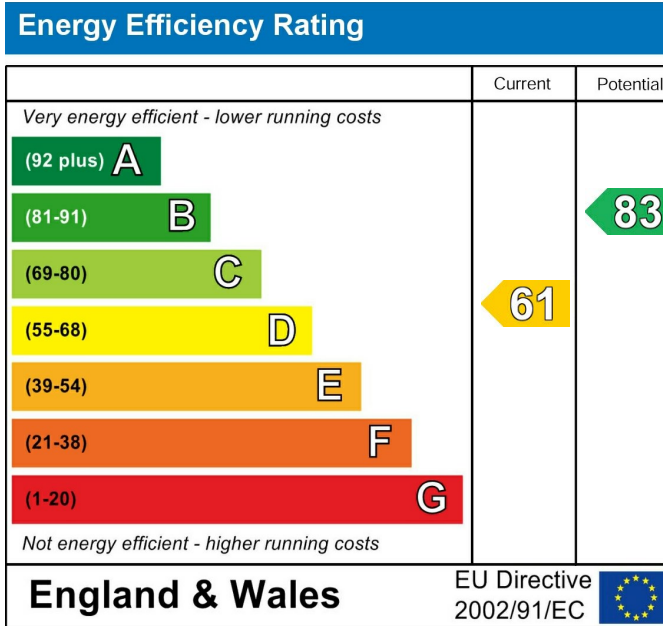
BEDROOM THREE

6'6 x 10'8"

Double glazed window to rear, radiator

GARDEN

Fences to side and rear, lawn, mature fruit trees, path & flower beds, a decked seating area to the rear, storage sheds



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. 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.









