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95 Chelsea Road, Easton, Bristol, BS5 6AS

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Offers In Excess Of £425,000

****SO MUCH SPACE INSIDE & OUT!!**** Look at the Kitchen Diner! Complete with bi-fold doors onto Westerly facing garden. The rarity of gated garden access is a real bonus beside this generous well extended unique end terrace. Bright & Cheerful throughout with a bespoke finish including polished concrete work surface, modern wood beams, skylights and wood flooring.... The list goes on. The space is so versatile with the ability to use a reception room as a bedroom or home office. Double bedrooms, upstairs four piece bathroom & downstairs cloakroom. No improvements needed! And all this is sitting on the ever popular and convenient Chelsea Road running through the middle of Cool & Vibrant Easton! Please get in touch to arrange a visit. This home is CHAIN FREE!

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GROUND FLOOR
711 sq ft. (66.0 sq.m.) approx.

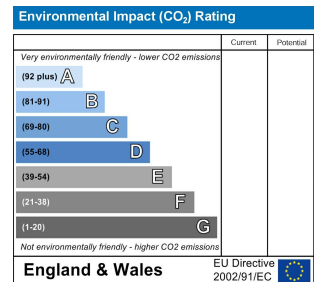
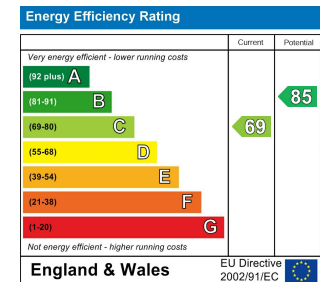


1ST FLOOR
387 sq ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1097 sq ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, fixtures and appliances shown have not been tested and are unguaranteed.



ENTRANCE

Through a universal five bar field gate, into a gravelled driveway. The property is accessed via a contemporary front door with a double-glazed panel adjacent.

HALLWAY/OFFICE SPACE

Hardwood engineered flooring, access to lounge and central staircase, double glazed full length window to the front/street aspect. Built in desk ideal for working from home. Shoe and coat space

LOUNGE

11'8" x 11'5"
With double-glazed, uPVC window to the front aspect, wall mounted radiator, carpeted, electric pendent lighting. Accessed via wooden panel door. As mentioned in the summary introduction, potential and currently used as a bedroom.

SITTING/DINING ROOM

15'5" x 11'5"
Accessed via a wooden and glass panel door. Hardwood engineered flooring, uPVC double glazed window to the side aspect, wall mounted radiator, a wooden panel door giving access to an integrated cupboard beneath the stairs, electric lights and sockets. Opening to kitchen diner.

KITCHEN DINING ROOM

20'10" x 15'5"
An engaging and stimulating social space. This extended Kitchen, with floating island/breakfast bar, reveals a range of bespoke matching wall and base units, with expertly crafted, and polished square edged concrete work tops and sink and drainer unit with a mixer tap over, complimented with partial, hexagonal tiled splash backs. Gas and electric cooker points/space for range, with extractor hood over, and space for fridge freezer. Wall mounted and upright contemporary radiator. Double-glazed, bi-folding doors to the rear and garden

aspect, draw us into the dining/breakfast area, bedecked with engineered wooden flooring. Overhead, dual skylights usher natural light from southerly aspects, and further adorned with exposed timber trusses and rafters and an exposed steel (roof support joist) beam, spanning from front to rear.
A sliding door with a chalk board finish, provides access to the ground floor W.C.

UTILITY CLOAKROOM

Contemporary close coupled low level W.C., wall mounted wash hand basin. Double-glazed window to side aspect, and a wall-mounted radiator.

STAIRS

Central staircase leading to first floor landing with storage space, loft access and doors to

BEDROOM ONE

15'5" x 11'7"
Spanning the full width of the property. Double-glazed, uPVC sash window to the front aspect, a wall-mounted radiator. Integrated storage cupboard, carpeted, accessed via wooden panel door to rear aspect. Accessed via wooden panel door.

BEDROOM TWO

10'11" x 6'6"
UPVC double glazed sash windows to the rear aspect, wall mounted radiator, carpeted, accessed via wooden panel door

BATHROOM

8'11" x 8'9"
An elegant, white four piece, bathroom suite. A free-standing foot and claw bathtub with mixer tap and shower over with partially tiled splash-backs. Standing glass panel, corner shower cubicle with mains shower and splash-back tiling. Contemporary close coupled low level W.C., Sunken wash hand basin inset within a timber vanity unit with cupboards beneath.

Accessed via wooden and glass panel frosted door, with a wall-mounted heated towel/radiator, manicured wooden floorboards and a double-glazed sash window to the rear aspect.

GARDEN

A private westerly, facing rear garden with dual side access. via either double wooden panel gates onto to gravelled hard standing area, currently accommodating a wooden shed. This garden is mainly laid to lawn with a paved patio area adjacent to the rear of the house. Raised flower and shrub borders.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	

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.



