



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

21 Chelsea Park, Easton, Bristol, BS5 6AH

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£495,000

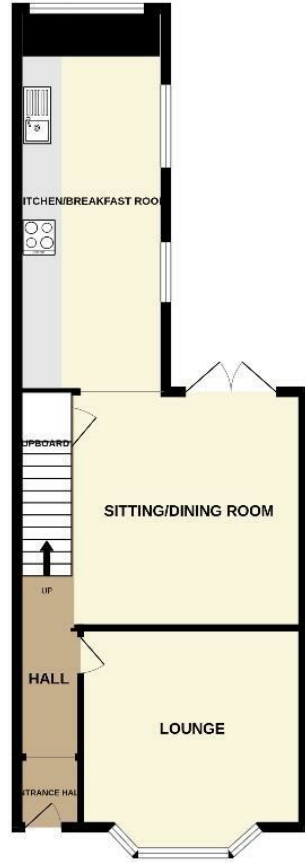
**\*\*WOW! LOOK AT THE KITCHEN!\*\*** Open plan from the generous sitting/dining room that boasts French doors onto the stunning tiled South Facing Garden that's larger than average and floods the house with light. The bespoke quality kitchen has unique huge aluminium windows complete with window seat. The rest of this grand double bay fronted terrace offers a lounge to the front and three generous bedrooms upstairs along with the bathroom. All in fantastic condition with a cool contemporary finish including polished plaster yet retaining period character with the wood floors and high ceilings. Situated on arguably one of Easton's best roads leading to the cycle path. Train station, Sweet Mart and eateries a walk away. Please make contact to arrange a visit - this home will not disappoint.

- **WOW! Look At The Stunning Open Plan Kitchen!**
- **Larger Than Average South Facing Garden**
- **Sought After Superb Easton Street**
- **Grand Spacious Period Terrace**
- **Large Kitchen Windows & Seat Looking Onto Garden**
- **Bristol to Bath Cycle Path At The End Of The Road**
- **Cool Finish with Wood Flooring**
- **New Aluminium Windows**
- **New Upstairs Bathroom & 3 Double Bedrooms**
- **Polished Plaster Finish & Integrated Appliances**

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com

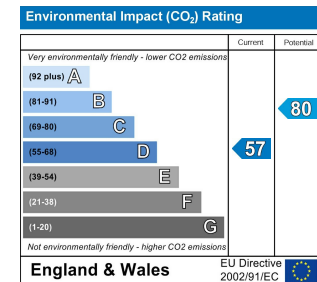
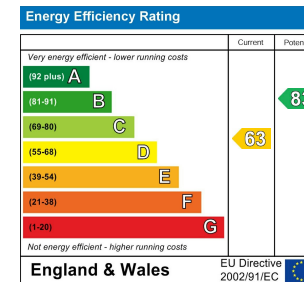
GROUND FLOOR

1ST FLOOR



3 BED MID TERRACE

While every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metreapp 02/24



### ENTRANCE

Set back with a tiled front garden providing plant, bin and bike space, door into

### HALLWAY

Wood flooring, radiator, wall mounted meters, stairs to first floor, opening into dining room and door into

### LOUNGE

13'1" x 11'8"  
Aluminium bay window to front, radiator, wood flooring

### SITTING/DINING ROOM

12'11" x 8'11"  
Lovely bright versatile room in the middle of the house, aluminium French doors to rear garden, under stairs storage space, ample room for large dining table as well as lounge furniture if required, opening into

### KITCHEN BREAKFAST ROOM

21'1" x 8'0"  
Huge room with bespoke British oak base units and work surface over, sink and drainer with mixer tap over, fitted oven and hob, integrated dishwasher, washing machine and fridge freezer, tons of storage space, three aluminium windows bringing so much light into the space, large storage window seat to rear overlooking the garden

### STAIRS

Leading to first floor landing with loft access and doors to

### BEDROOM ONE

13'1" x 10'8"  
Aluminium bay window to front, radiator, wood flooring

### BEDROOM TWO

12'11" x 9'7"  
Double bedroom, Aluminium window to rear, radiator, wood flooring

### BEDROOM THREE

8'10" x 8'0"  
Double bedroom. Aluminium window to rear, radiator, wood flooring


### BATHROOM

5'10" x 4'7"  
Part tiled. Newly fitted three piece suite comprising wc, wash hand basin with vanity unit beneath, inset wall tap over, bath with shower over, inset controls, glass shower screen, two aluminium windows to side, towel radiator

### GARDEN

Larger than average South Facing garden, quality large tiles to raised area, steps down to further tiled area with flower beds and ample space for garden furniture.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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. 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.











