



HUNTERS[®]

HERE TO GET *you* THERE

102 Chelsea Park, Easton, Bristol, BS5 6AQ

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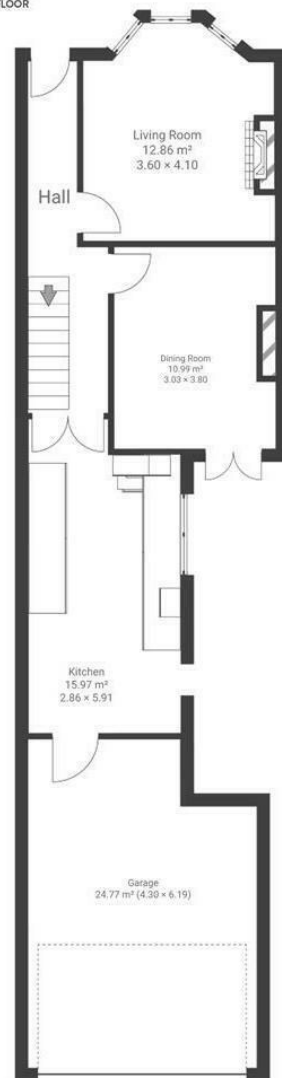
£425,000

A spacious three-bedroom Victorian mid-terrace tucked away at the quiet end of Chelsea Park, Easton. Features two reception rooms, a generous kitchen-diner, raised garden terrace and huge attached double garage. Right next to the Bristol to Bath Cycle Path and well located for Easton's independent shops, schools and green spaces, with excellent city centre and transport links. Offers family charm with scope for further development

- Stunning Victorian terraced home with period charm
- Original wooden floorboards adding character
- Bright bay windows flooding rooms with light
- Spacious garage with plenty of storage/workshop potential
- Raised garden terrace with far-reaching city views
- Cosy wood burner creating a warm, homely feel
- Opportunity for a loft conversion
- Positioned right next to the Bristol to Bath Cycle Path
- Sought-after Easton location with great community spirit
- Perfect balance of charm, space and future potential

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GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	64	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		

ENTRANCE HALL

LOUNGE

13'5" x 11'9"

DINING ROOM

12'5" x 9'11"

KITCHEN

19'4" x 9'4"

GARAGE

20'3" x 14'1"

BEDROOM 1

14'10" x 13'5"

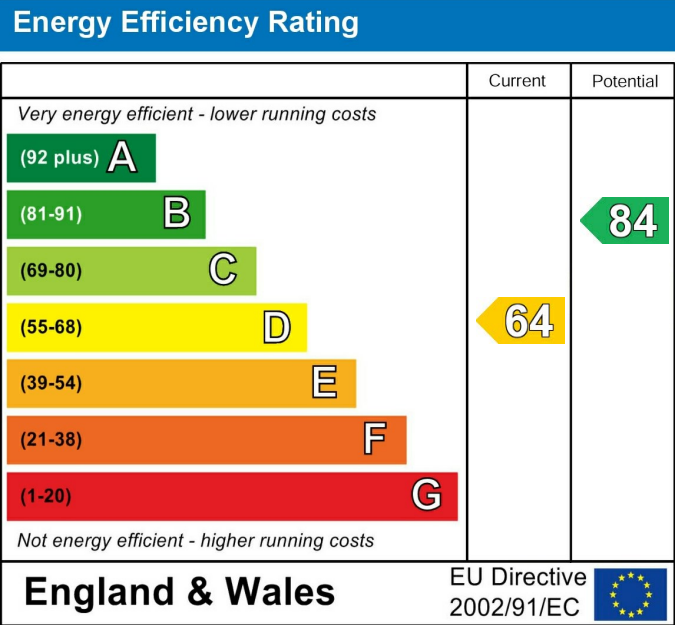
BEDROOM 2

12'6" x 9'6"

BEDROOM 3

10'9" x 6'5"

BATHROOM



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.









