



**HUNTERS®**

HERE TO GET *you* THERE

28 Chelsea Park, Easton, Bristol, BS5 6AG

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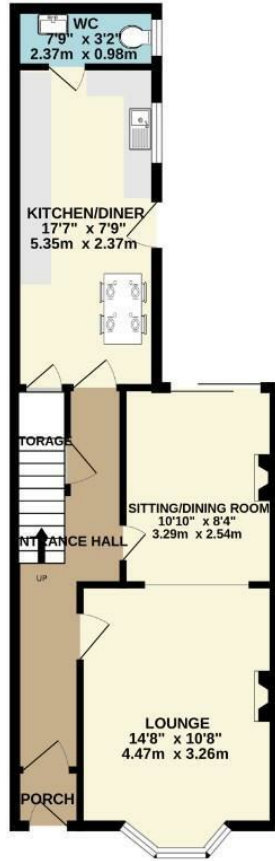
£400,000

**\*\*Grand Period Terrace in Wide Road with Wonderful Community!\*\*** This property has been loved and looked after by three generations of this family since the 1960s. They have maintained it beautifully ready to hand over to new owners. Sitting in amongst a realm of benefits including cycle path access at the end of the road, great transport links, good schools, places of worship, wonderful independent eateries and fresh food stores. Internally the layout is just right providing open plan lounge diner with patio doors to the garden, a large kitchen diner (over 5m long) leading to the cloakroom and beautiful garden. Upstairs offers three generous bedrooms and a bathroom. The master bedroom is huge & bright. The loft is vast and has two Velux windows. Please get in touch to have a look inside and appreciate the condition and size of this family home.

- Grand Large Period Terrace
- Popular Road - Cycle Path at the End
- Great Amenities on the Doorstep
- Fantastic Condition Throughout
- Lounge Diner with Patio Doors
- Long Kitchen Diner
- Bathroom & Cloakroom
- Three Generous Bedrooms
- Huge Loft with Velux Windows
- Beautiful Garden with Access to Locked Rear Lane

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GROUND FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



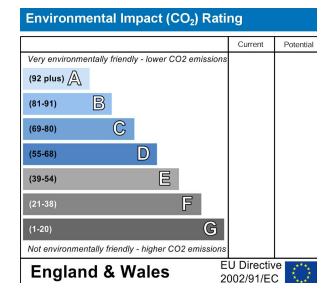
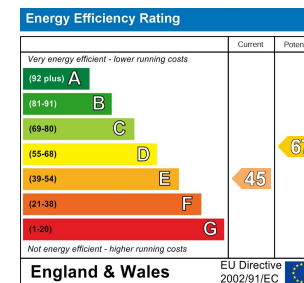
1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Front Door**

Front garden with Victorian tiling, flower beds, gate, door opening into

**Entrance Hall**

Entrance porch with door into hallway, dado rail, wall mounted cupboards housing meters, stairs to first floor, doors to...

**Lounge**

14'7" x 10'9"  
Double glazed bay window to front, fireplace, opening into...

**Dining Room**

10'8" x 8'3"  
Patio doors to rear garden, fireplace, door to hallway (currently used as office space)

**Kitchen Diner**

17'7" x 7'7"  
Wall and base units with work surface over, sink and drainer, space for large range oven, washing machine, dishwasher, fridge & freezer, space for table and chairs, wood panelling to walls, door to garden, double glazed window to side and door into...

**Cloakroom**

7'10" x 2'3"  
WC, wash hand basin with vanity unit, tiled splash backs, obscure glazed window to side

**Stairs**

Leading to first floor landing with doors to...

**Bedroom One**

13'10" x 13'8"  
Double glazed bay window to front, period fireplace, fitted wardrobes

**Bedroom Two**

12'3" x 7'5"  
Double glazed window to rear, mirrored fitted wardrobes along one wall

**Bedroom Three**

8'11" x 7'7"  
Double glazed window to rear

**Bathroom**

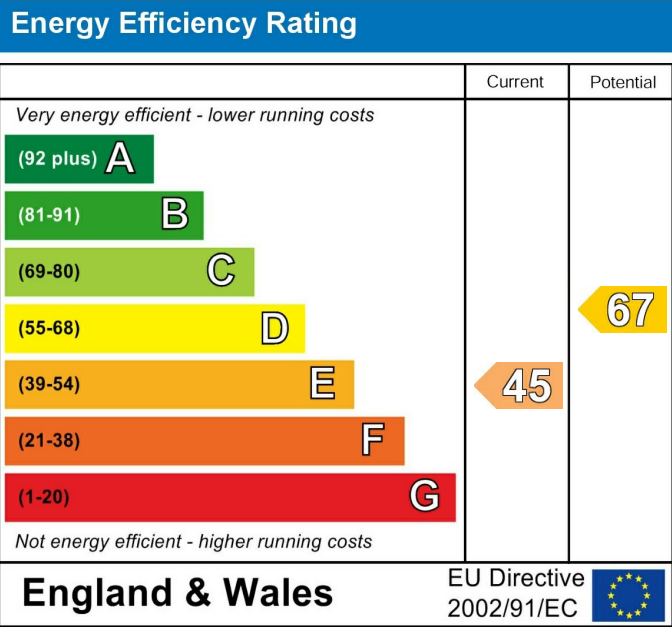
8'2" x 4'5"  
Three piece white suite comprising wc, wash hand basin with vanity unit, bath with shower over, tiled splash backs, wood panelling, obscure glazed window to side

**Loft/Storage**

Light panel loft access, partially boarded for storage, insulated, Velux window  
Fitted Storage Cupboard to landing  
Under stairs storage accessible from landing and kitchen

**Garden**

Larger than average garden, North West facing, patio seating area to side and rear of property, step down to lawn with lovely well established flower beds, shed, seating area, locked gate leading to neat rear lane locked at either end, used and maintained by neighbours



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.









