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96 Chelsea Park, Easton, Bristol, BS5 6AQ

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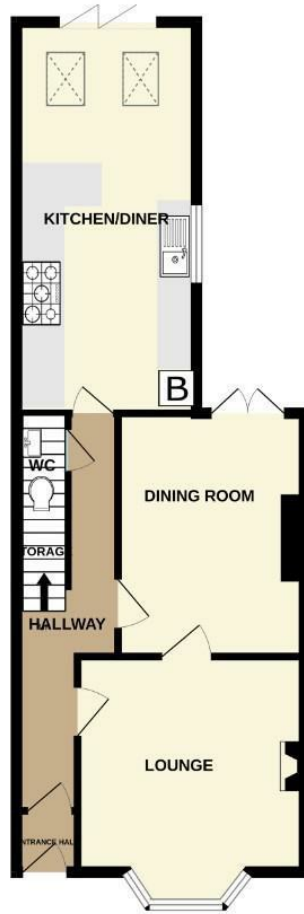
£475,000

**\*\*Beautifully Finished Period Home on One of Easton's Most Desirable Roads\*\*** Perfectly positioned with quick and easy access to the Bristol and Bath railway cycle path, this exceptional home offers the best of both convenience and charm. Tucked away on one of Easton's most sought-after locations, it combines character, light and contemporary comfort in equal measure. Over the past decade, the current owner has undertaken a thoughtful, high-quality refurbishment throughout, creating a home that feels both stylish and welcoming. Period features including wood flooring, original fireplaces and decorative tiles sit effortlessly alongside modern enhancements such as skylights and bi-fold doors, flooding the space with natural light and providing a seamless connection to the garden. The ground floor offers two elegant reception rooms, a generous kitchen-diner perfect for entertaining, and a practical cloakroom. Upstairs are two spacious double bedrooms, a well-appointed bathroom to the rear, and a versatile home office - ideal for remote working. Ample built-in storage and a substantial loft space ensure the home is as practical as it is beautiful. Immaculately presented and low-maintenance, this is a home ready to move straight into and enjoy. Contact us today to arrange your viewing.

- Quick and Easy Access to the Bristol and Bath Railway Cycle Path
- Tucked Away at the Top of Chelsea Park
- Desirable Road in Easton
- Large Period Property Full of Character
- Outstanding Condition Throughout
- Large Bright Kitchen Diner
- Bathroom & Cloakroom & Huge Master Bedroom
- 93 Square Meters. EPC Rating C
- Wood Flooring & Fireplaces
- Two Separate Reception Rooms

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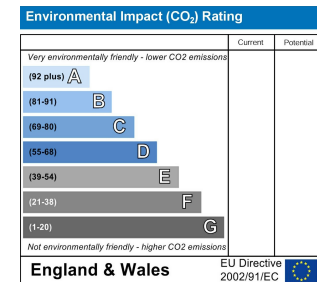
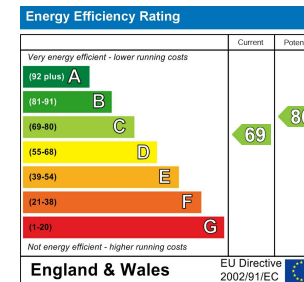
GROUND FLOOR



1ST FLOOR



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.  
 Made with: floorplan 6/2024



### Front Door

Front garden with bin and bike space, flower beds, wall, railing, gate and tiled path to newly painted door opening into

### Entrance Hall

Tiled floor internal porch with lockable wood door with glass looking into hallway with newly painted radiator and thoughtfully boxed in meters, original wood flooring, exposed wood staircase leading to first floor, under stairs storage and doors into...

### Lounge

13'2" x 10'1" into bay  
Double glazed bay window to front, radiator, exposed brick fireplace housing wood burner, wood and glass door opening into...

### Dining Room

12'0" x 9'3"  
Double glazed French doors to rear garden, radiator, exposed brick fireplace

### Cloakroom

3'0" x 1'10"  
Fully tiled. WC & wash hand basin

### Kitchen Diner

21'9" x 10'1"  
Wall and base units with work surface over, cupboard housing Worcester combination boiler for heating, sink and drainer, fitted oven and hob, space for three electrical appliances, breakfast bar, double glazed window to side, opening into bright sitting/dining space with two Velux windows over, herringbone oak effect LVT flooring and bi-fold doors opening onto garden

### Stairs

Leading to first floor landing with built in storage cupboard, loft access and doors to

### Bedroom One

13'8" x 13'4" into bay  
Double glazed bay window and additional window to front, radiator, fireplace, original wood flooring,

### Bedroom Two

12'0" x 9'3"  
Double glazed window to rear, radiator, carpet

### Bedroom Three

8'9" x 5'2"  
Ideal home office. Double glazed window to rear, radiator, carpet


### Bathroom

5'8" x 4'7"  
Three piece white suite comprising rolltop bath with shower over, wc, wash hand basin, towel radiator, fully tiled. Velux skylight over

### Garden

Sand stone patio, outdoor tap, artificial lawn, built in seating and table, painted walls with local artist mural, flower bed, gate giving access to locked rear lane.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(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.

