



HUNTERS[®]
HERE TO GET *you* THERE

105 Chelsea Road, Bristol, BS5 6AS

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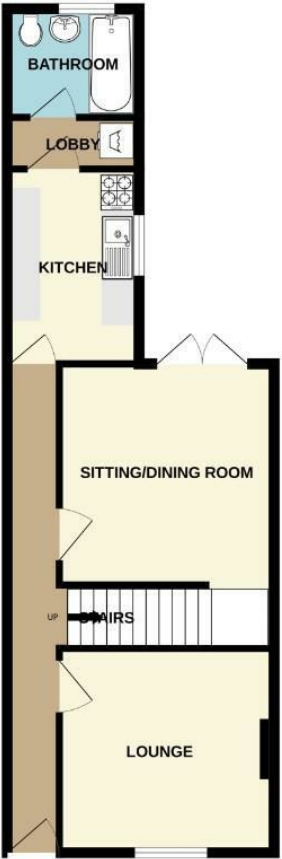
Offers Over £335,000

****Look at the size of the West Facing Garden!**** This chain free home has a lot of potential as well as being ready to move into complete with two large versatile reception rooms benefitting from wood parquet flooring, exposed brick fireplace and double glazed French doors. The kitchen and bathroom have a laundry lobby between them. The painted wood staircase leads to two huge double bedrooms. All this is sitting in the heart of Easton which provides a fantastic community, cool eateries and fresh food stores along with great transport links! Please make contact to have a look inside.

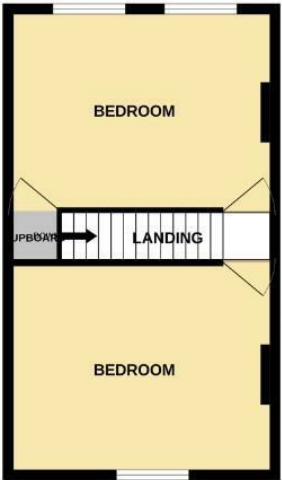
- Chain Free
- Parquet Wood Flooring
- Two Large Reception Rooms
- Two Huge Double Bedrooms
- 86 Square Meters
- Painted Wood Staircase
- Larger Than Average West Facing Garden
- Ideal Location on Chelsea Road
- Steps Away from St Marks Road Amenities
- Train Station & Cycle Path on the Doorstep

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GROUND FLOOR

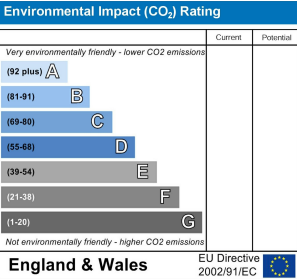
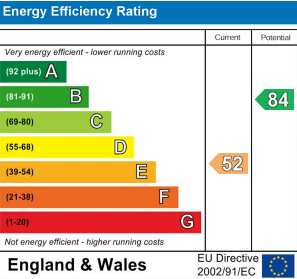


1ST FLOOR



2 BED MID TERRACE

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

uPVC door opening into

Entrance Hall

Long hallway with space for shoe and coat storage, wall mounted meters, wood parquet flooring flowing into second reception room, period archway and stairs to the right leading to first floor, doors to

Lounge

11'5" x 11'2"

Double glazed bay window to front, radiator, exposed brick fireplace in chimney breast, carpet

Dining/Sitting Room

12'0" x 11'5"

Double glazed French doors to rear garden. radiator, parquet wood flooring, under stairs storage cupboard and alcove

Kitchen

10'8" x 7'2"

Wall and base units with work surface over, sink and drainer, tiled walls, space for three appliances including large fridge freezer, radiator, double glazed window to side, tiled flooring, door into

Laundry Lobby

Handy utility area for washing machine with shelving above for laundry, door into

Bathroom

6'9" x 5'1"

Fully tiled. Three piece white suite comprising wc, wash hand basin, bath with shower over, towel radiator, obscure glazed window to rear

Stairs

Wood painted staircase leading to landing with painted wood flooring, loft access and doors to

Bedroom One

15'0" x 11'5"

Two double glazed windows to rear, radiator, engineered oak wood flooring, built in storage cupboard cupboard

Bedroom Two

15'4" x 11'3"

Double glazed window to front, radiator, carpet

Garden

West facing, hard standing beside kitchen leading to large patio area and raised seating & firepit stone area enclosed by fencing with mature trees and hedges before railway track so no properties looking over garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.









