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HERE TO GET *you* THERE

30 Chelsea Park, Bristol, BS5 6AG

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£425,000

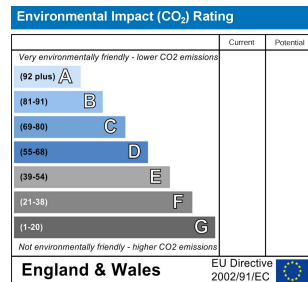
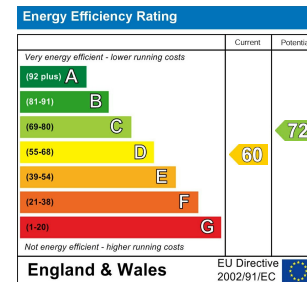
****Chelsea Park Gem! Chain Free in Fantastic Order!**** This home sits on our best road in Easton! First impressions count as you're greeted by the lovely bay stonework, stained glass and coving above the door opening into a newly painted light and spacious home. Beginning with a grand bay fronted lounge with period coving and ceiling rose in wonderful condition, onto the central dining room with original built in display cabinet and French doors to the wonderful garden with pretty mature plants and rear private lane access. The kitchen diner is huge and leads to a brand new cloakroom. Upstairs boasts a vast master bedroom to the front, a further double bedroom and single bedroom along with a brand new family bathroom. The landing and stairs have been left with exposed wood for the buyer to choose the finish. This is an ideal first home or second stepper to put your own stamp on with minimum cost. Please make contact to have a look inside.

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3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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

Tiled path through front garden with hedge for privacy, natural stone finish to bay, wood door with stained glass above opening into..

Entrance Hall

Fitted doormat to internal porch, wood and glass door opening into hallway with dado rail, radiator, laminate flooring, stairs to first floor, under stairs storage cupboard, doors to..

Lounge

14'2" x 11'6"

Grand large room with double glazed bay window to front, period coving and ceiling rose, picture rail, tiled fireplace, radiator

Dining Room

11'9" x 9'4"

Double glazed French doors to garden, built in original display cabinet, radiator, tiled fireplace

Kitchen Diner

20'8" x 7'7"

Wall and base units with work surface over, sink and drainer, wall mounted Vaillant combination boiler for heating, space for two under counter appliances, oven with extractor fan over, tiled splash backs, radiator in dining area, ample space for table and chairs, built in pantry cupboard under stairs, double glazed window too side and door to garden, door into..

Cloakroom

8'2" x 2'8"

Brand new WC with storage behind, wash hand basin with vanity unit beneath, towel radiator, two obscure glazed windows to rear

Stairs

Exposed wood (so buyer can chose finish/flooring) leading to first floor landing with loft access, built in cupboard and doors to..

Bathroom

8'0" x 4'3"

Brand new three piece suite comprising wc, wash hand basin with vanity unit beneath, bath with shower over, part tiled walls, wall mounted heater and mirror with light, obscure glazed window to side

Bedroom One

14'9" x 14'3"

Large grand bedroom with double glazed bay window and additional window to front, radiator, exposed wood floor, Victorian fireplace

Bedroom Two

11'10" x 9'5"

Double glazed window to rear, radiator, blue carpet

Bedroom Three


8'11" x 7'8"

Double glazed window to rear, radiator

Garden

Hard standing beside house with step down to flat garden with well established flower beds, lawn and path to gate leading to private rear lane - only accessed by the residents in the street

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.









