



The Peachy House

HUNTERS[®]

HERE TO GET *you* THERE

83 Chelsea Park, Easton, Bristol, BS5 6AQ

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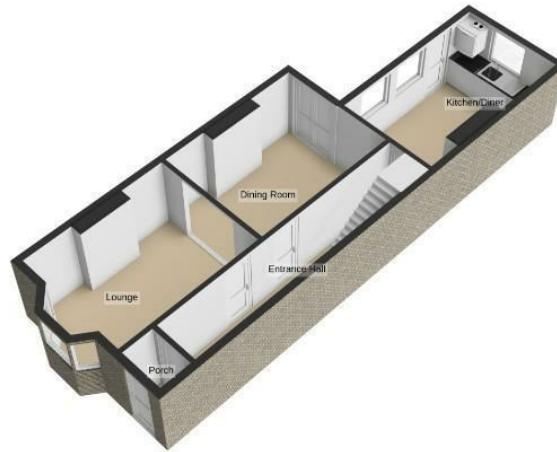
£450,000

****South-Facing Garden on Sought After Chelsea Park**** Set on a wide and peaceful road in the heart of Easton, this beautifully presented home effortlessly blends character, charm, and generous living space. With cycle path access just moments away, the location is as convenient as it is desirable. Inside, the property offers a wonderful sense of space, featuring two inviting reception rooms, one enhanced by charming wood burner, the other offers French doors that open out to a stunning south-facing garden, a private, sun-filled haven that's brimming with colourful planting, fruit trees and alive with butterflies. Alongside a spacious kitchen-diner that also boasts a wood burner! Upstairs, you'll find three bright and generously sized double bedrooms, all filled with natural light, as well as a well-appointed bathroom. Finished to a high standard throughout, the home is ready to move straight into, showcasing beautiful wood flooring, elegant coving, and striking stained glass details that add to its timeless appeal.

- Pretty South Facing Garden
- Cycle Path Access at the End of the Road
- Lovely Community on Chelsea Park
- Large Grand Period Property
- Lots of Character & Charm - Two Wood Burners!
- 95 Square Meters EPC C!
- Kitchen Diner & Two Reception Rooms
- Bright & Sunny Throughout
- Three Double Bedrooms
- Bike Store & Flower Beds to Front

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Ground Floor
500 sq.ft. (46.5 sq.m.) approx.



1st Floor
509 sq.ft. (47.3 sq.m.) approx.



3 bed mid terrace

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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 

Front Door

Paved front garden with bin space, flower bed full of tulips and bike shelter with locks. Newly painted wood door opening into..

Entrance Hall

Internal porch with ceiling coving, stained glass and wood door opening to hallway with radiator and wall mounted cupboard housing meters, stairs to first floor, original wood flooring flowing into all rooms, under stairs storage cupboard, doors to..

Lounge

12'9" x 10'3"
Double glazed bay window to front, radiator, chimney housing wood burner with stone hearth, opening into

Dining Room

12'10" x 8'3"
Double glazed French doors to rear garden, fireplace alcove with tiled hearth, radiator

Kitchen Diner

19'3" x 9'2"
Wall and base units with work surface over, sink and drainer, space for range oven, fridge freezer and washing machine, cupboard housing combination boiler for heating, original built in display cabinet, tiled flooring, ample space for table and chairs, door with cat flap to garden, two double glazed windows to side and window to rear

Stairs

Leading to first floor landing with seagrass carpet onto first floor landing with built in storage cupboard and doors to...

Bedroom One

13'8" x 13'0"
Double glazed bay window and additional window to front, radiator, wood flooring

Bedroom Two

12'11" x 8'3"
Double glazed window to rear, radiator, wood flooring

Bedroom Three

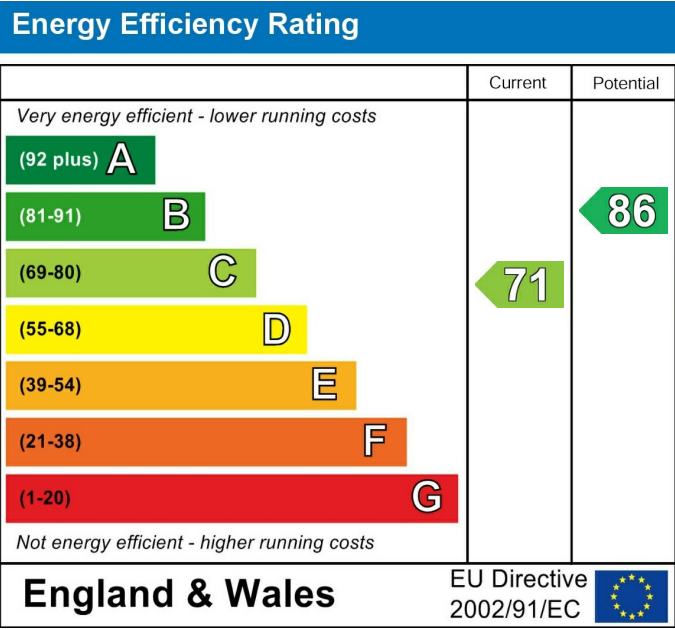
10'7" x 8'9"
Double glazed window to rear, radiator, wood flooring

Bathroom

6'1" x 5'2"
Three piece white suite comprising wc and wash hand basin with built in vanity unit with work surface, part tiled walls, bath with shower over, extractor fan, radiator, obscure glazed window to side

Garden

The beautiful garden is sunny and south facing, surrounded by greenery and adjoining the cycle path which is a haven for nature. The garden has three established fruit trees, a variety of scented herbs and provides colourful flowers throughout the year. Plants have been chosen to support butterflies and bees. Songbirds too love this garden making it a beautiful sanctuary.



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.





