



HUNTERS®

HERE TO GET *you* THERE

97 Chelsea Park, Bristol, BS5 6AQ

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Offers In Excess Of £399,950

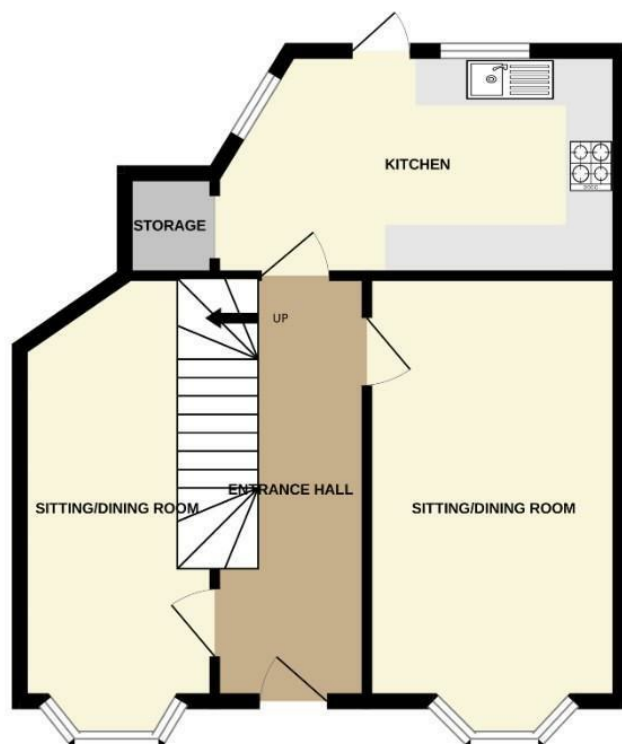
****Rarely Available End Terrace with Large Versatile Garage!**** Wide Double Bay Fronted Chain Free Home! Tucked away in the corner of this desirable cul de sac with wrap around gardens and sitting beside the cycle path - making it a green and private position! Newly painted & ready to move into! Inside is so neat and tidy with a reception room either side of the hallway and kitchen running along the back of the house. Upstairs is the same with two double bedrooms and huge bathroom along with lots of natural light! All this is complemented by side gated access from generous front to side and rear garden space. On the popular Chelsea Park within walking distance of all local independent eateries and great transport links.

The garage offers excellent potential, with mains electricity connected to the property, making it ideal for conversion into a home office, additional storage, secure parking, or even a rentable space or art studio.

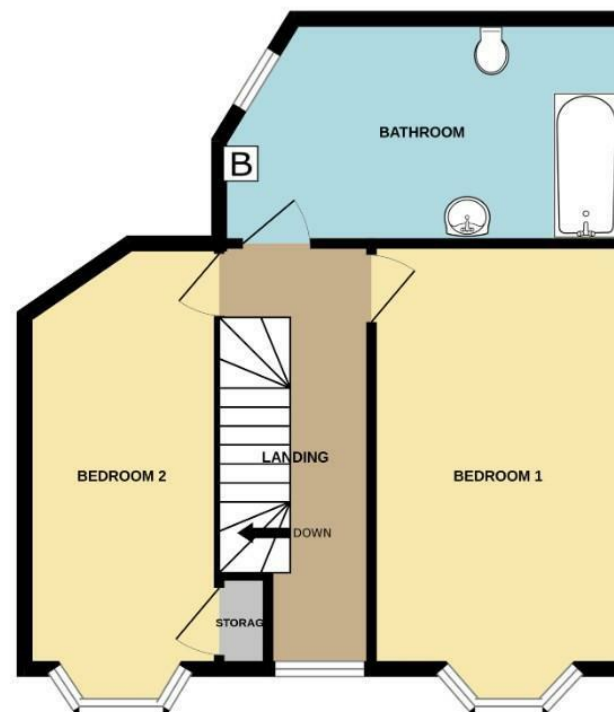
- Double Bay Frontage
- Large Garage/Workshop - Ideal Creative/Bike Space
- Tucked Away at the End of the Cul De Sac
- Desirable Road in Easton
- Two Reception Rooms & Two Double Bedrooms
- 83 Square Meters - EPC D
- Huge First Floor Bathroom
- Lots of Natural Light
- Ready to Move In Condition
- Chain Free!

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
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GROUND FLOOR



1ST FLOOR



2 BED END 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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

Wood blue painted door with stained glass effect window above, opens into

Entrance Hall

Tiled flooring, stairs to first floor, radiator and doors to...

Lounge

14'2" x 9'6"
Double glazed bay window to front, radiator

Dining Room

14'4" x 9'1"
Double glazed window to front, radiator

Kitchen

12'0" x 7'3"
Wall and base units with work surface over, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, two under counter space for appliances, storage alcove behind the door, radiator, two double glazed windows to rear, door to garden

Stairs

Staircase leading to first floor landing with loft access and doors to

Bedroom One

14'7" x 9'1"
Double glazed bay window to front, radiator

Bedroom Two

14'3" x 9'8"
Double glazed bay window to front, radiator, built in storage cupboard

Bathroom

10'10" x 7'5"
Three piece white suite comprising wc, wash hand basin, bath with shower over, glass shower screen, waterproof wall panels, radiator, wall mounted Vaillant combination boiler for heating, obscure glazed window to rear

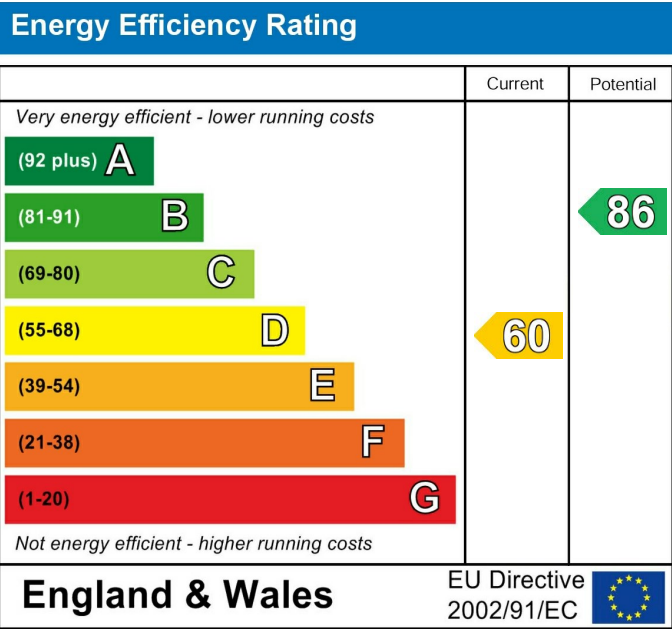
Gardens

Spacious front garden space with hard standing ideal for bin, plant and storage, low wall and gate, side gate leading to

Rear garden. hard standing wraps round from the side to the back of the property

Garage

Roller shutter access to a triangle space with power and light, ideal for storage or workspace



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.









