

HUNTERS[®]

HERE TO GET *you* THERE



Chelsea Park

Easton, Bristol, BS5 6AG

Offers In Excess Of £475,000



****GRAND PERIOD PROPERTY IN POPULAR ROAD**** This cosy family home boasts so much space! Two reception rooms lead to a large kitchen diner! Upstairs are three double bedrooms and a bathroom. All in good order ready to move into and complete with Victorian character and charm throughout! The garden is a good size and leads to a neighbourly shared and locked rear lane. All this is sitting off of Chelsea Road in running through the heart of Easton meaning all the best bits of the area are on your doorstep including cycle path access, train station, bistros, restaurants and the Sweet Mart! Please make contact to arrange a viewing.



FRONT DOOR

Front garden with ample space for plants, bins and bike store if required (see neighbours), colourful wooden door opening into

ENTRANCE HALL

Wall mounted meters, radiator, period archway with corbels, ornate coving, stairs to first floor, under stairs storage and doors to

LOUNGE 12'9" x 11'6" (3.91 x 3.53)

Double glazed bay window to front, radiator, chimney breast & fireplace (currently housing a multi fuel burner), period coving and ceiling rose

SITTING ROOM/DINING ROOM 13'2" x 9'6" (4.02 x 2.91)

Double glazed window to rear, radiator, chimney breast with fireplace display alcove with wood beam over, coving and ceiling rose

KITCHEN DINER 26'5" x 9'0" max (8.06 x 2.75 max)

Dining area with storage cupboard, double glazed window to side, radiator, step down to

KITCHEN:

Wall and base units with solid wood work surface over, sink and drainer, fitted oven and gas hob with extractor fan over, tiled splash backs, wall mounted combination boiler for heating, space for dishwasher, washing machine and large fridge freezer, double glazed window to rear overlooking garden, door to side to garden

STAIRS

Leading to first floor landing with Velux sky light, loft access, storage space and doors to

BATHROOM 7'8" x 6'0" (2.34 x 1.84)

Four piece white suite comprising wc, wash hand basin, shower cubicle & bath, tiled walls and floor, radiator, obscure glazed window to side

BEDROOM ONE 14'11" x 12'10" (4.56 x 3.92)

Double glazed bay window to front, wood flooring, cast iron period fireplace, radiator

BEDROOM TWO 13'2" x 9'6" (4.02 x 2.92)

Double glazed window to rear, wood flooring, radiator, period cast iron fireplace

BEDROOM THREE 9'6" x 9'2" (2.90 x 2.80)

Double glazed window to rear, radiator

GARDEN

Space to side with wood store space, two patio seating areas separated by raised flower beds made with original railway sleepers containing mature plants and trees, space for shed, path & gate to rear lane, neighbour community keep this in good order with keys to gates at either end for cycle and pedestrian access

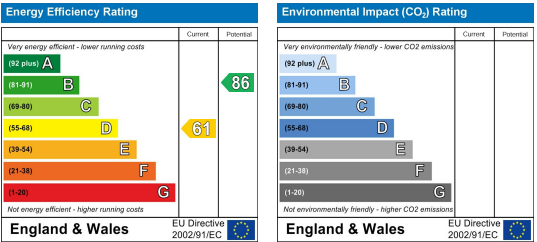
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.