



HUNTERS®
HERE TO GET *you* THERE

78 Chelsea Park, Easton, Bristol, BS5 6AQ

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£425,000

****BEAUTIFULLY CHARMING HOME**** In arguably one of Easton's best roads with cycle path access on your doorstep. Oozing character throughout starting with colourful kerb appeal from the rose bush surrounding the green front door that leads into the entrance hall and reception rooms complete with original cornice, coving and wood flooring. Original fireplaces in most rooms. The dining room has wooden French doors onto the tiled, green private garden. The colourful kitchen leads to the utility lobby and bathroom. Upstairs are three double bedrooms! All this complemented by large loft space and locked rear lane access. Please get in touch to have a look inside.

- Full of Character & Charm
- Period Features Throughout
- Lovely Wide Road
- Cycle Path Access on The Doorstep
- Wood Flooring & Fireplaces
- Two Reception Rooms
- Three Double Bedrooms
- Private Green Garden & Rear Lane Access
- Grand Period Property - 95 Sqm
- Easton Amenities Close By

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GROUND FLOOR



1ST FLOOR



3 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 otherwise can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		

FRONT DOOR

Wood Green door with rose bush surround opening into

ENTRANCE HALL

Original cornice to porch ceiling, wood flooring, radiator, stairs to first floor, doors into...

LOUNGE

13'5" x 11'3"

Double glazed bay window to front, original ceiling coving, part wood flooring, fireplace

DINING ROOM

11'10" x 9'3"

Original wood framed French doors to garden, radiator, fireplace, wood flooring

KITCHEN

12'11" x 8'11"

Base unit with sink and drainer, space for appliances and mobile kitchen units, under stairs pantry cupboard, fireplace, double glazed window to side, step down into..

LOBBY

Space, power and plumbing for washing machine, wall mounted Vaillant combination boiler (less than 5 years old) door to back garden and door to

BATHROOM

9'1" x 8'0"

Window to rear, three piece suite comprising wc, wash hand basin, bath, shelving in alcove

STAIRS

Exposed wood painted staircase leading to first floor landing with wood flooring, loft access, built in storage cupboard and doors to...

BEDROOM ONE

14'9" x 12'11"

Double glazed bay window to front, tiled fireplace, radiator

BEDROOM TWO

11'10" x 9'2"

Double glazed window to rear, radiator, wood flooring

BEDROOM THREE

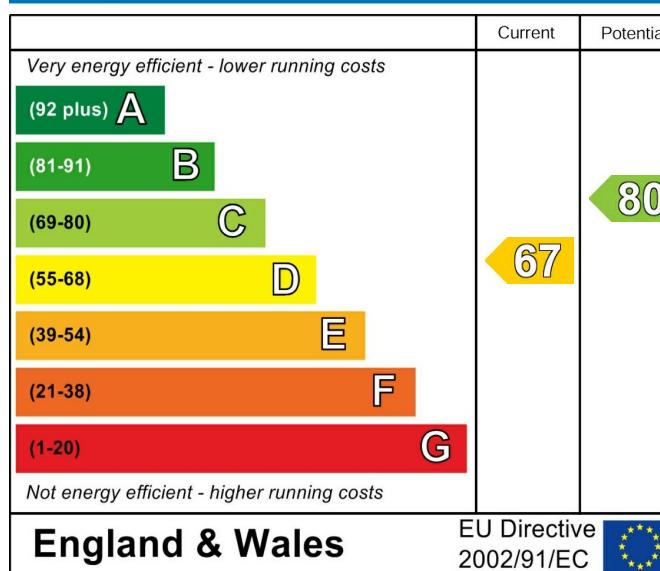
10'2" x 8'11"

Double glazed window to rear, radiator, wood flooring

GARDEN

Quaint garden with tiled patio leading to lawn enclosed by mature trees and plants making it very private, gate giving access to rear lane shared with neighbours

Energy Efficiency Rating



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.



