



## 52 Chelsea Road, Easton, Bristol BS5 6AU

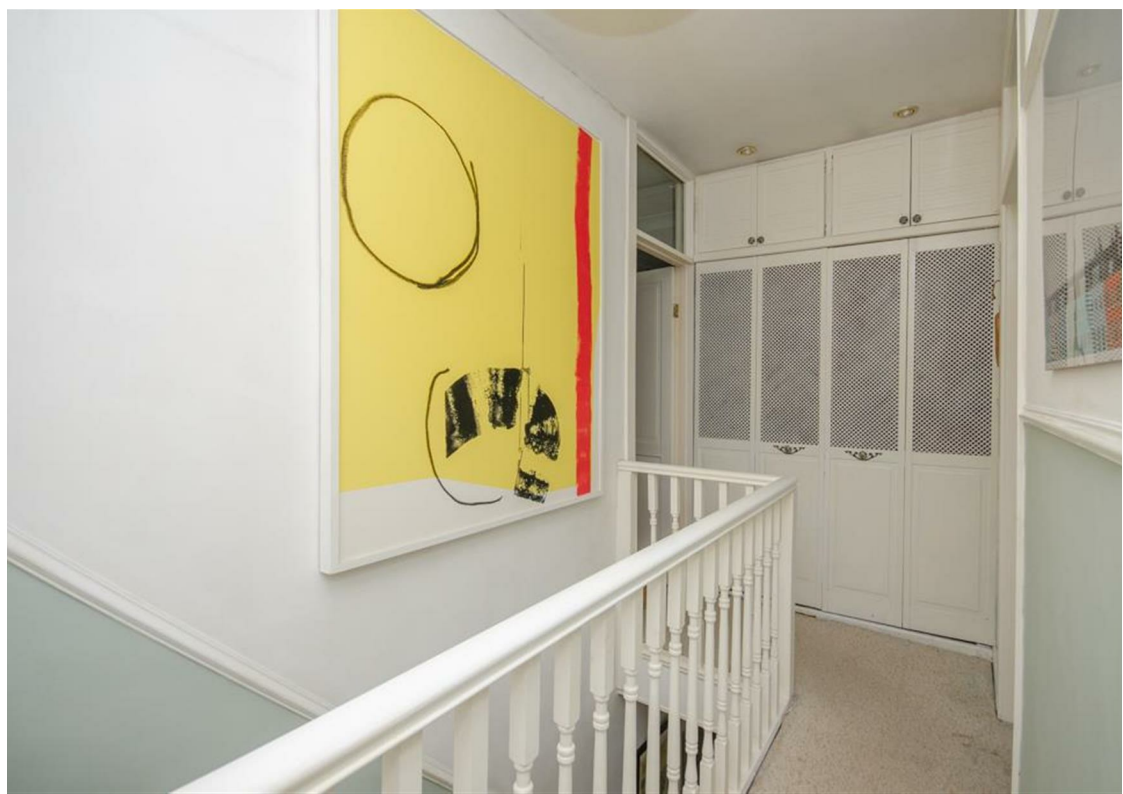
- Location is key here!
- Set Back with Easy On Street Parking
- Sunny Generous Garden with Storage
  - Three Bedrooms
  - Wood Burner
- Heart of Easton's Amenities
- Train Station & Cycle Path Access
  - Kitchen Diner & Utility
  - Wood Flooring
- Vendor Has Found New Home!

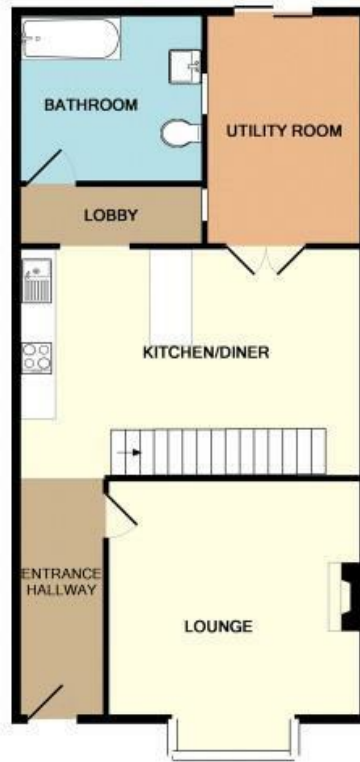
**£365,000**



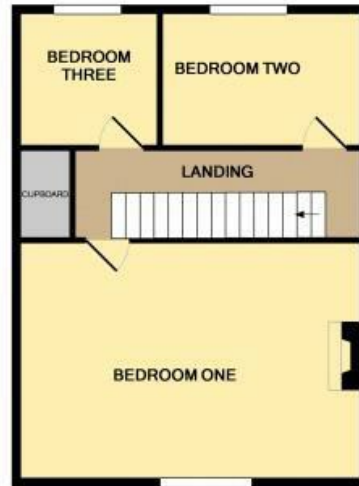
**\*\*NESTLED BACK ON CHELSEA ROAD\*\*** This fabulous home is so cosy and welcoming with a lounge complete with wood burner. The house then opens up into a fantastic and welcoming kitchen diner that leads onto a utility & bathroom. Outside there is a generous & private garden, boasting storage outhouses, fruit trees and a decked area that catches the sun until the evening. Upstairs are three bedrooms providing more space than you'd expect, finished with period character throughout including wood flooring. The real benefit of living here is the vibe and community, the quality cafes, restaurants and pubs on the doorstep and the cycle track, St Marks Road and train station within a five minute walk.







GROUND FLOOR



1ST FLOOR

52 CHELSEA ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**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

## Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



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