



HUNTERS[®]
HERE TO GET *you* THERE

31 Chelsea Park, Bristol, BS5 6AH

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£1,600 Per Calendar Month

****AVAILABLE NOW** ** NO SHARERS** APPLY VIA EMAIL ONLY TO RECIEVE YOUR PRE APPLICATION BFORE A VIEWING IS BOOKED****

Hunters are pleased to offer TO LET this Unfurnished, Well Presented Three Bedroom Mid Terraced Home, Situated close to local Amenities/bus routes. Accommodation comprises of Entrance hall, Lounge, Dining Room, New Fitted Kitchen, Bathroom and Three Bedrooms. Further benefits include Gas Central Heating, uPVC Double Glazing, Front and Rear Gardens. Please EMAIL your enquiry to knowle.bristol@hunters.com to qualify and arrange your internal viewing. Applications WILL NOT be taken by phone.

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knowle.bristol@hunters.com | www.hunters.com



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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	

Entrance Porch

Entrance door, Meters, vinyl flooring

Entrance Hall

vinyl flooring, radiator, doors to rooms and stairs to 1st floor

Reception Room One

uPVC double glazed bay windows, chimney breast, radiator, carpet

Reception Room Two

uPVC double glazed window to rear, storage, chimney breast, radiator, carpet

Kitchen

2x uPVC double glazed window to side, range of wall and base units with worksurfaces above, sink drainer, electric hob with extractor, space for upright fridge freezer, plumber for washing machine, wall mounted combi boiler, wooden and glazed door to rear garden

Landing

Doors to rooms, loft access

Bedroom One

uPVC double glazed bay window to front, chimney breast, radiator, carpet

Bedroom Two

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

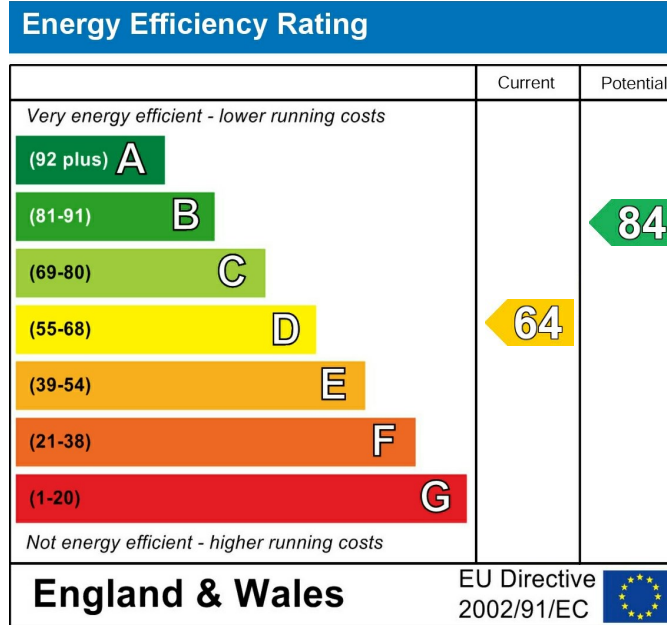
uPVC double glazed window to rear, radiator, carpet

Bathroom

uPVC double glazed window to side, three piece bathroom suite, radiator, vinyl flooring

Rear Garden

Enclosed rear garden mainly laid to lawn



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.









