



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

31 Chelsea Park, Bristol, BS5 6AH

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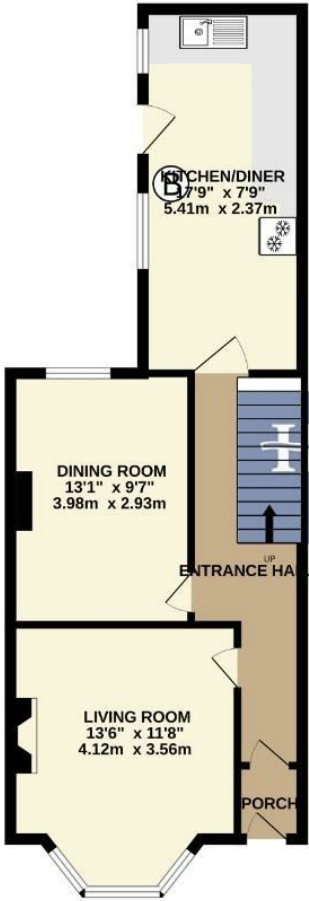
£1,600 Per Calendar Month

**\*\*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](mailto:knowle.bristol@hunters.com) to qualify and arrange your internal viewing. Applications WILL NOT be taken by phone.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
[knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) | [www.hunters.com](http://www.hunters.com)

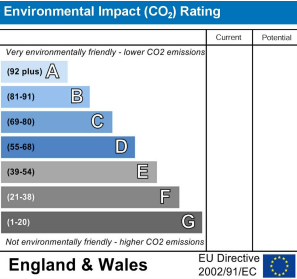
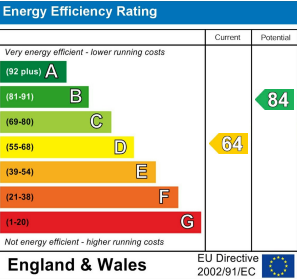
GROUND FLOOR



1ST FLOOR



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 at 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.  
Made with Mensura (2006)



**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**

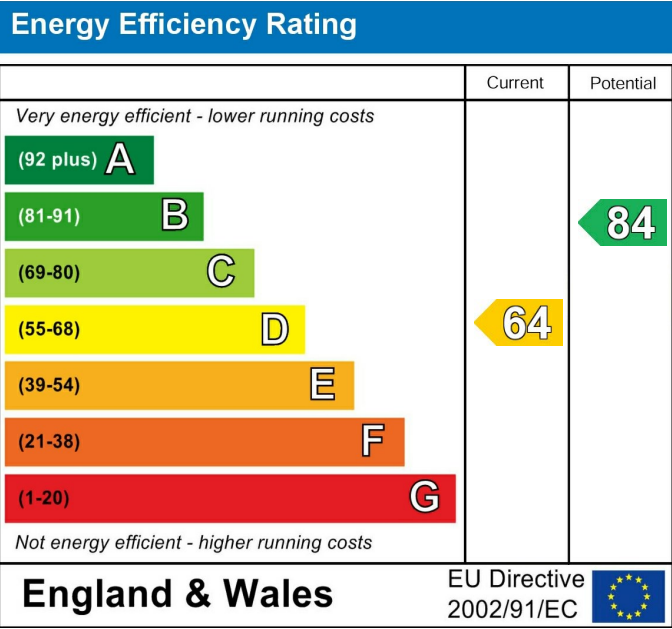
uPVC double glazed window to rear, radiator, carpet

**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.









