



**Connells**  
connells.co.uk 0117 935 2013  
**FOR SALE**

**Connells**

Chelsea Road  
Bristol



## Property Description

Situated on Chelsea Road, this three bedroom Victorian terrace offers well-proportioned accommodation arranged

over two floors and presents an excellent opportunity for buyers seeking a property requiring updating and

improvement. The ground floor provides an entrance hall with access to a bay fronted lounge, separate dining room, kitchen with side access to the garden, and a ground floor shower room. Upstairs, there are three bedrooms including a bay fronted main bedroom. Externally, the property benefits from a low maintenance front garden and an enclosed rear garden with paved areas and mature planting. The property is offered with no onward chain and would suit investors or buyers looking for a refurbishment project.

## Entrance Hall

Obscure glazed front door, wood effect flooring, access to lounge, dining room, kitchen and stairs rising to the first floor, radiator.

## Lounge

11' 11" x 11' 2" ( 3.63m x 3.40m )

Double glazed bay window to the front aspect, carpet flooring, radiator.

## Dining Room

13' 7" x 9' 11" ( 4.14m x 3.02m )

Double glazed window to the rear aspect, carpet flooring, radiator.

## Kitchen

11' 2" x 8' 1" ( 3.40m x 2.46m )

Double glazed window to the side aspect and double glazed door providing side garden access, range of wall and base units with worktops over, sink unit, low level oven with gas hob, boiler location, space for freestanding fridge freezer and washing machine, vinyl flooring, radiator.

## Shower Room

Double glazed obscure window to the rear aspect, smooth ceiling, walk-in shower, extractor fan, WC, wash hand basin, radiator.

## First Floor Landing

Access to bedrooms one, two and three and a built-in storage cupboard.

## Bedroom One

15' 5" x 11' 6" ( 4.70m x 3.51m )

Double glazed bay window to the front aspect, smooth ceiling, carpet flooring, radiator.

## Bedroom Two

13' 7" x 10' 1" ( 4.14m x 3.07m )

Double glazed window to the rear aspect, carpet flooring, radiator.

## Bedroom Three

11' x 8' ( 3.35m x 2.44m )

Double glazed window to the rear aspect, carpet flooring, radiator.

## Outside

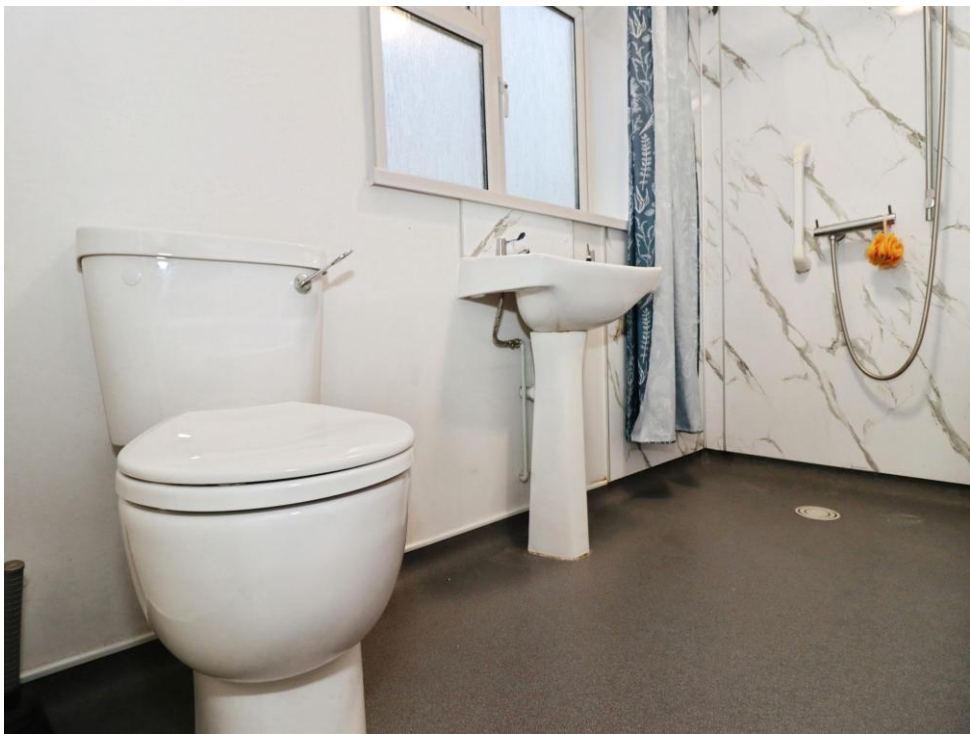
### FRONT APPROACH

Bay-fronted Victorian terrace with red brick elevations and decorative stone detailing. Gated low maintenance frontage with path leading to the front door and boundary railings to the front.

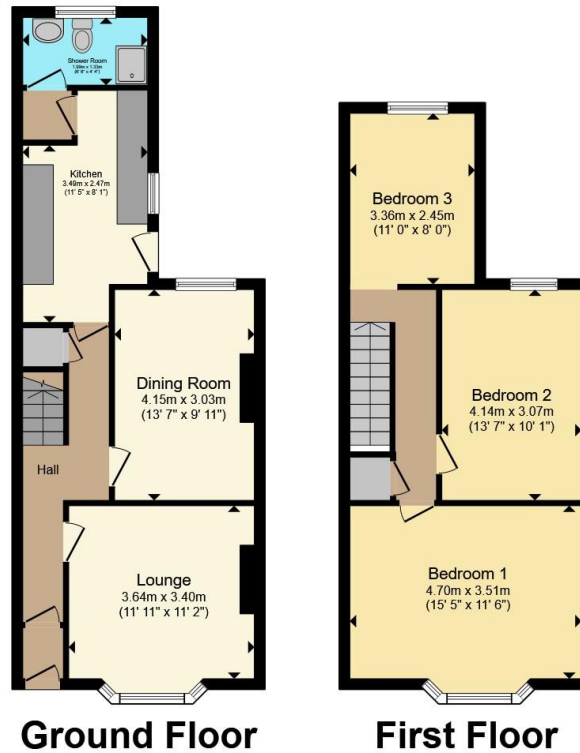
### Rear Garden

Enclosed rear garden arranged mainly with paved areas and raised beds, featuring mature shrubs and planting. The garden offers scope for clearance and landscaping, with access to the rear of the property and side return.









Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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