



77B Chessel Street, Bristol, BS3 3DN

£235,000



- Converted Ground Floor Flat
- One Double Bedroom
- Modern Kitchen
- Shared Garden
- NO ONWARD CHAIN
- Popular Chessel's Location
- Sitting / Dining Room
- Modern Shower Room
- Shared Storage Shed
- Energy Rating - C

Positioned on the ground floor of a period property on Chessel Street, this inviting flat offers relaxed, independent living in the heart of Bedminster. The bright sitting / dining room provides a comfortable space to unwind or entertain, while the separate kitchen keeps everyday living practical and well-organised. A modern shower room completes the accommodation, and the added benefits of a private entrance, a shared garden and shared, sizable garden store gives this home features rarely found in similar flats.

Located in the vibrant yet peaceful neighbourhood just a short stroll from cafés, and shops on the lively North Street - home to many of the city's best bars, restaurants, and independent stores - the location offers a perfect blend of convenience and community spirit. Transport links are excellent, with a bus stop just 30 seconds from the front door and Parson Street train station only 5 minutes away. For those who enjoy green space, South Street Park is just around the corner, and the expansive Ashton Court Estate is also within easy reach, offering a welcome escape from the hustle & bustle of city life.

The property would make an ideal first time purchase and is offered with no onward chain.

**Kitchen 10'7 x 10'1 (3.23m x 3.07m)**

**Sitting / Dining Room 13'5 max x 10' (4.09m max x 3.05m )**

**Bedroom 13'3 x 9'10 (4.04m x 3.00m)**

**Shower Room 6'11 x 4'10 (2.11m x 1.47m )**

**Council Tax Band - A**

**Tenure - Leasehold**

**Lease Term - 999 years**

**Years Remaining - 989 years**

**Ground Rent - £0**

**Service Charge - Shared**

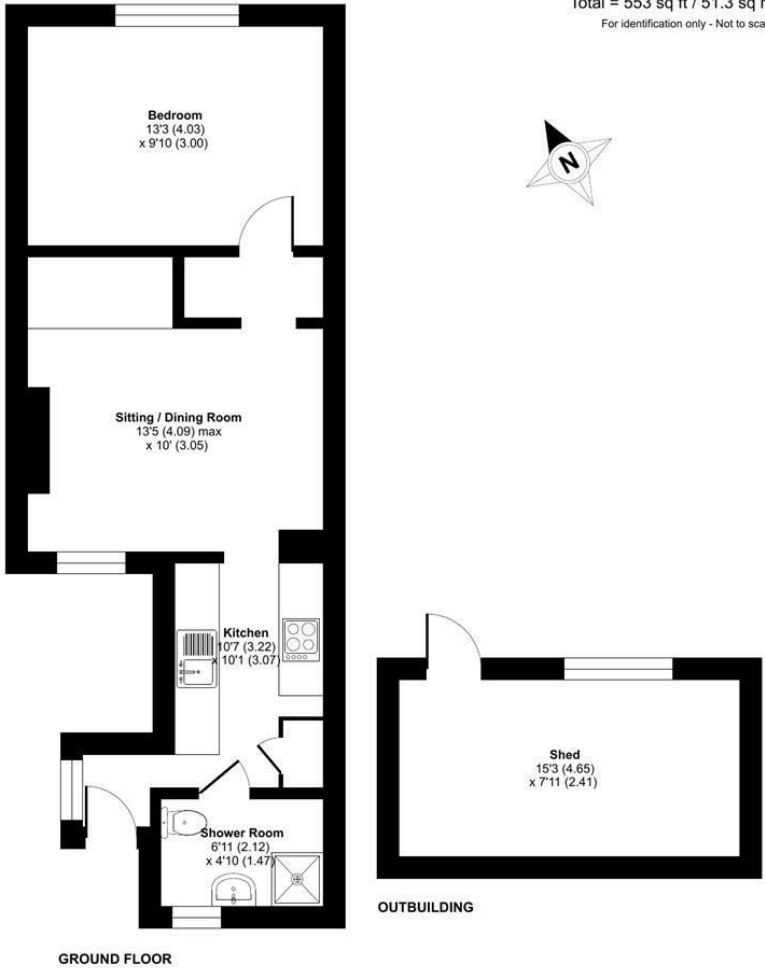






Chessel Street, Bedminster, Bristol, BS3

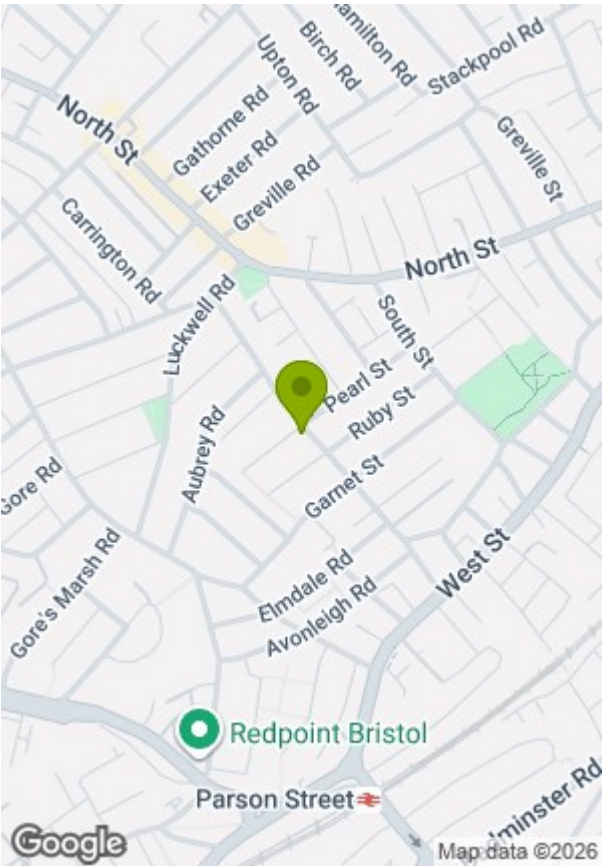
Approximate Area = 432 sq ft / 40.1 sq m  
Outbuilding = 121 sq ft / 11.2 sq m  
Total = 553 sq ft / 51.3 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1421865

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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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.