



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

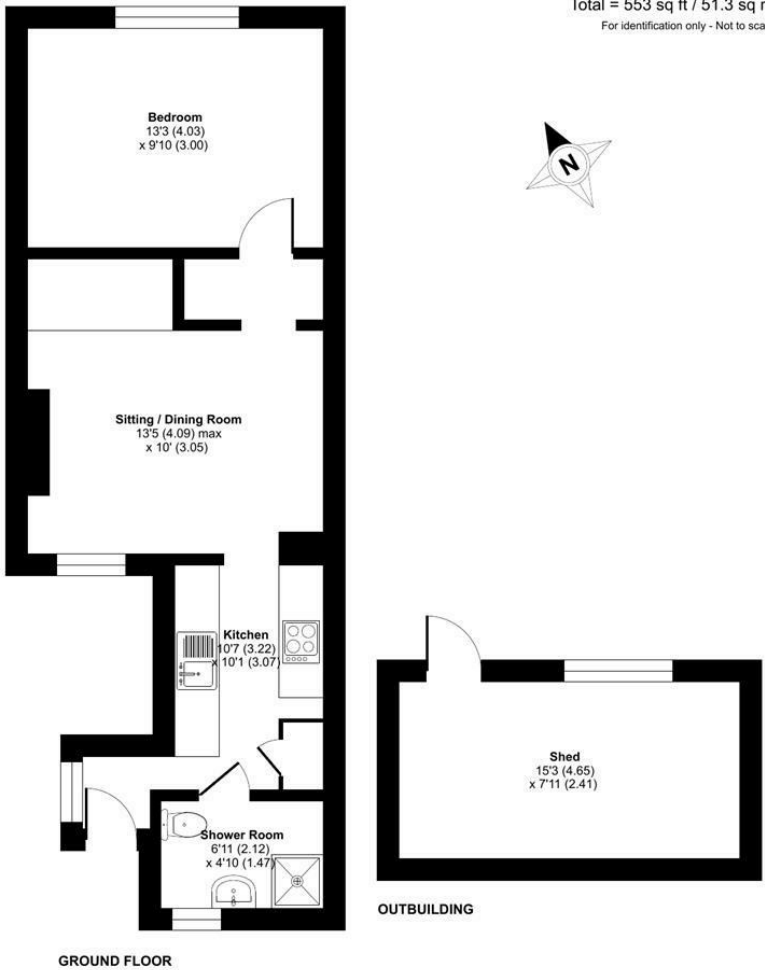
Service Charge - Shared





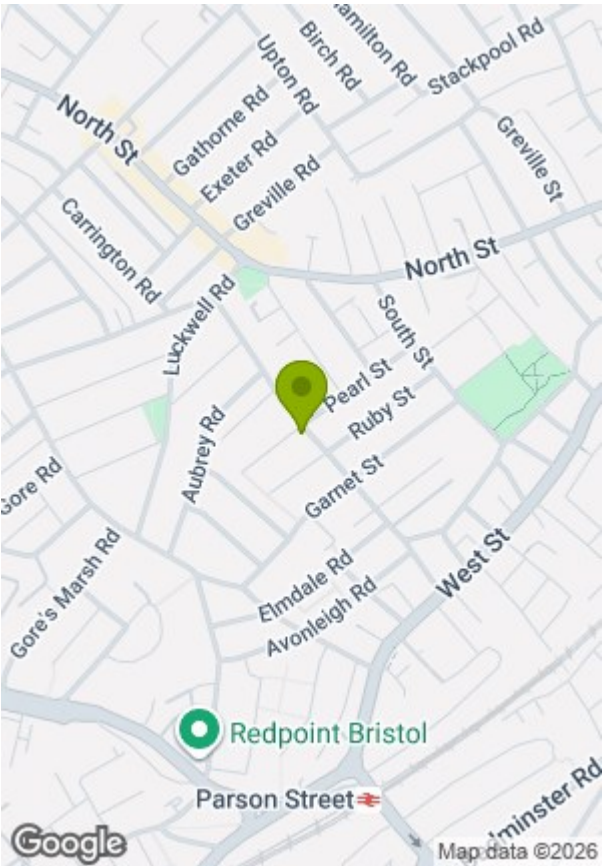
Chessel Street, Bedminster, Bristol, BS3

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



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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