

A three-story stone building with a bay window and a large arched entrance. The building features a mix of dark and light stone, with white window frames and decorative moldings. A black metal gate is visible in the foreground.

**HUNTERS®**  
HERE TO GET *you* THERE

Flat 4, 3 Villiers Road, Easton, Bristol, BS5 0JH



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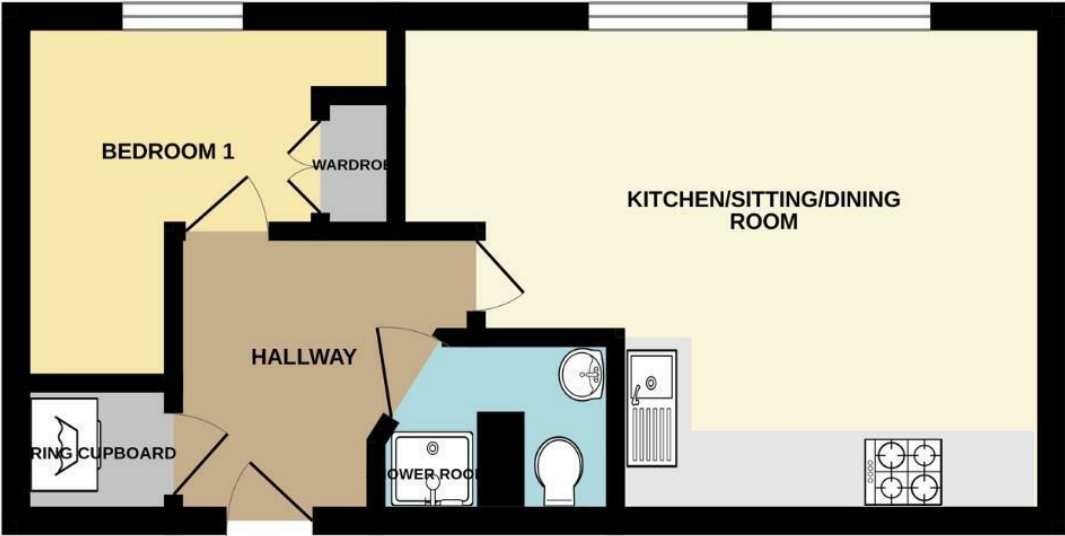
£170,000

**\*\*CHAIN FREE IN A COOL LOCATION!\*\*** This first floor flat is newly painted throughout and has new carpets. The large open plan living space is bright and versatile and opens onto the kitchen with lots of surface and storage space. The double bedrooms comes with a fitted wardrobe, there is a separate cupboard for the washing room and a tidy shower room. Beside the building there is gated bike store. All this is sitting behind the bustle of Stapleton Road with plenty of eateries and the bus stop into town. Along with M32 and Central Bristol access. Please call to have a look, there are other properties available in the block.

- Chain Free
- Great Location
- Ideal Transport Links
- Close to Central Bristol & M32
- Newly Painted
- New Flooring
- Low Cost Living
- No Gas Bill & Low Service Charge
- Easton Amenities on the Doorstep
- Top Floor - No Neighbours Above

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FIRST FLOOR



1 BED FFF

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	56	71	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**FRONT DOOR**

Large wooden door into communal entrance hall. Secure entry intercom. Stairs to first floor, door into

**HALLWAY**

New carpet and newly painted throughout, electric heater, doors to

**BEDROOM**

10'3" x 10'3" max  
Double glazed window to rear, fitted wardrobe with drawers, heater

**SHOWER ROOM**

6'0" x 5'1" max  
Shower cubicle with tiled splash backs, wc, wash hand basin

**LOUNGE DINER KITCHEN**

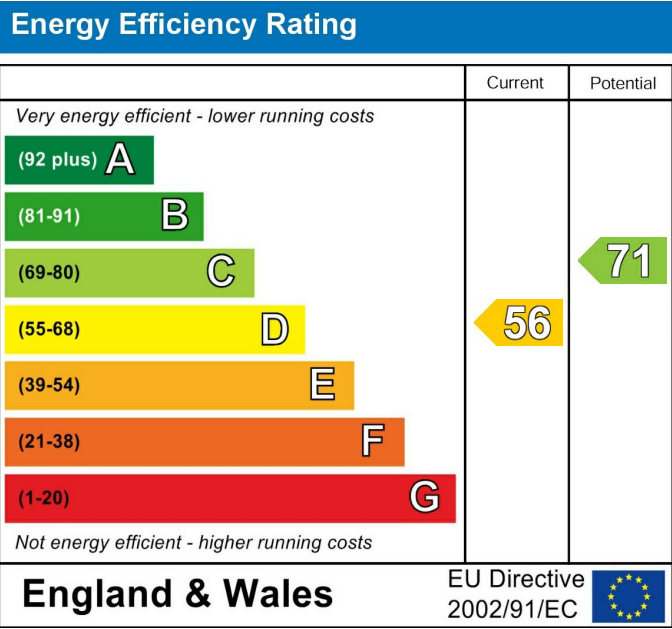
14'6" x 12'9"  
Double glazed window to front, open plan bright room with ample space for lounge & dining furniture, heater, opening into  
KITCHEN: Wall and base units with work surface over, sink and drainer, fitted oven and hob, tiled splash backs

**STORAGE/HEATING**

Cupboard in entrance hall housing water tank and providing space and plumbing for washing machine, keeping it out of the living area

**OUTSIDE**

Gated side access to bin store and bike locks



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.

















