



HUNTERS[®]
HERE TO GET *you* THERE

1A Villiers Road, Easton, Bristol, BS5 0JH

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£275,000

****GREAT STEP ONTO THE PROPERTY LADDER**** A modern home nestled in the heart of Vibrant Easton close to Central Bristol. Boasting plenty of space, with open plan living, new kitchen, utility store, cloakroom and lounge diner to the ground floor. Two double bedrooms and a bathroom to the first floor, outside space in the communal area is so handy with space for parking bikes and a car, double electric gates make this a very private development. CHAIN FREE and ready to move into.

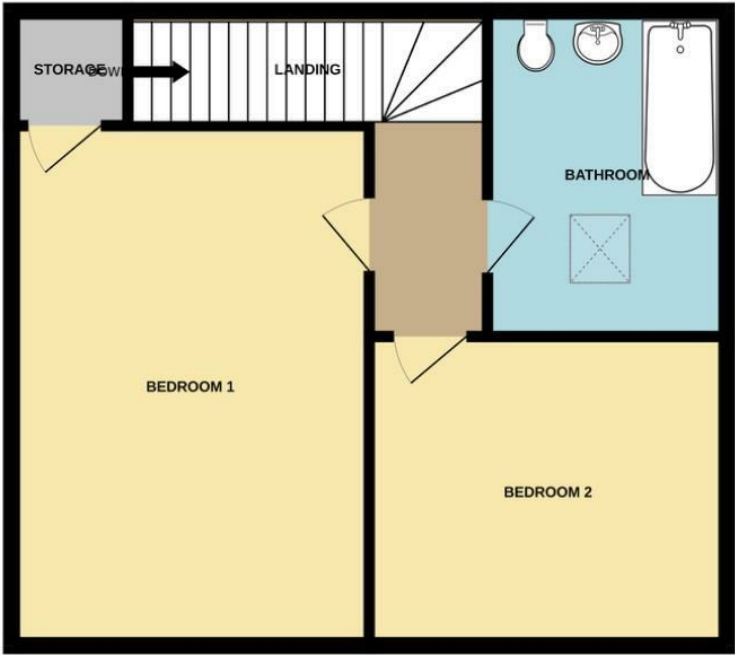
- Modern Cool Colourful Home
- Set Back in a Gated Court Yard
- Space for Bikes & Car
- Open Plan Living in Great Condition
- Freehold 66 sqm EPC C
- Bathroom & Cloakroom
- Two Double Bedrooms
- Private Location
- Stapleton Road Shops & Train Station Close By
- CHAIN FREE!

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GROUND FLOOR



1ST FLOOR



2 BED END TERRACE

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

FRONT DOOR

Composite door with circular window opening into

ENTRANCE HALL

Hallway providing space for shoes and coats with doors to

CLOAKROOM

5'6" x 2'10"

WC and wash hand basin, part tiled walls with shelving over

KITCHEN

10'2" x 6'3"

Recently fitted with wall and base units, work surface over, tiled splash backs, fitted oven and hob, integrated fridge & freezer, door to

UTILITY STORE

Large under stairs cupboard with power and plumbing for washing machine

LOUNGE DINER

13'4" x 12'0"

Double glazed window to front, radiator, ample space for lounge and dining furniture

STAIRS

Leading to first floor landing with doors to

BATHROOM

6'3" x 5'1"

Three piece white suite comprising L-shaped bath with shower over, wc, wash hand basin, tiled walls, inset mirror with storage shelf, heater, Velux skylight

BEDROOM ONE

12'11" x 8'11"

Double glazed window to front, radiator, fitted wardrobe

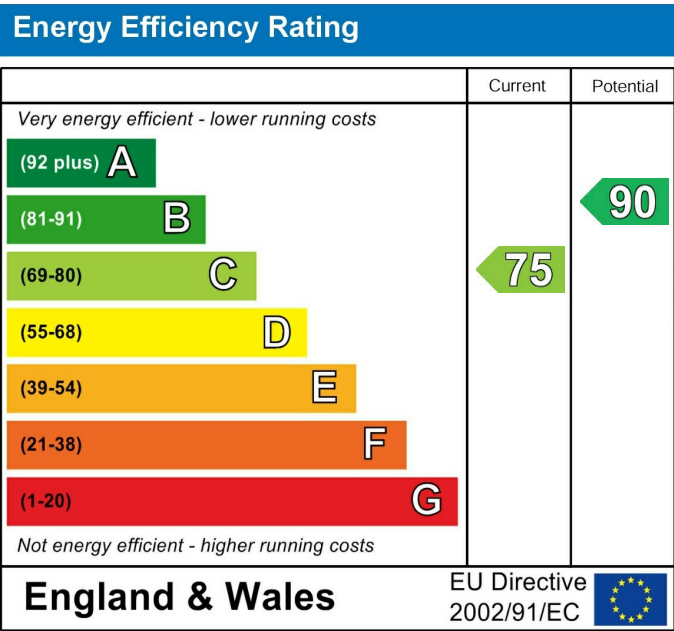
BEDROOM TWO

9'7" x 9'4"

Double glazed window to front, radiator, fitted wardrobe

OUTSIDE

Communal paved area behind electric gates, space for bike or small car outside the house



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.







