



HUNTERS[®]
HERE TO GET *you* THERE

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

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£275,000

****CHAIN FREE - LOW RUNNING COSTS**** This ideal starter home or investment is set back in a quiet gated court yard development - the last one left of three. Ready to move into with modern kitchen complete with integrated appliances, the utility store comes with a washing machine. Open plan lounge dining space. Downstairs WC and first floor bathroom. Two double bedrooms, one with built in storage. All this is sitting behind vibrant Stapleton Road providing great transport links, amenities and easy Central Bristol access. Please get in touch to arrange a visit.

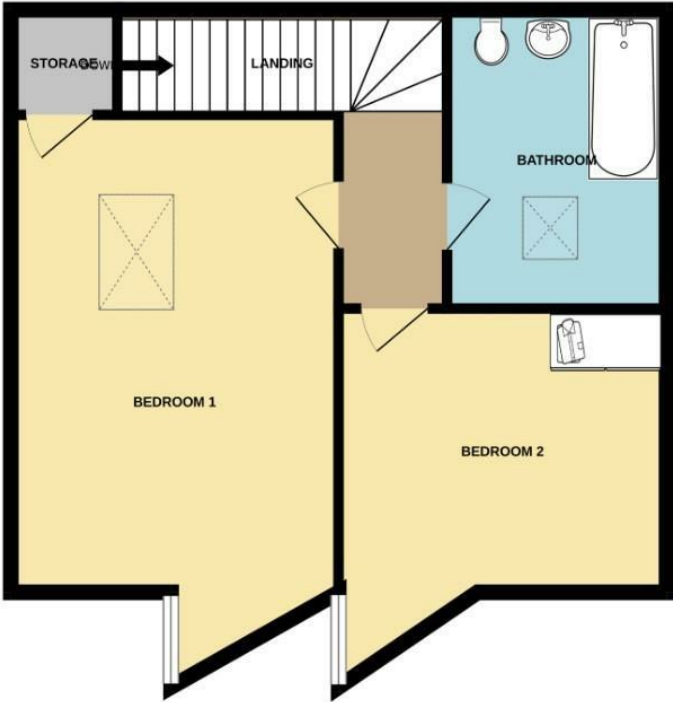
- Great Location
- Gated Modern Development
- 63 Square Meters - EPC C
- Last One of Three Left
- Low Running Costs - No Gas Bill
- Bathroom & WC
- Two Double Bedrooms
- Good Order Throughout
- Open Plan Living
- Appliances Included

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GROUND FLOOR



1ST FLOOR



2 BED MID 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		92
(81-91) B		
(69-80) C	77	
(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

Laminate flooring flowing through ground floor, doors into

CLOAKROOM

5'6" x 2'10"
WC and wash hand basin

KITCHEN

10'2" x 6'3"
Wall and base units with work surface over, tiled splash backs, sink and drainer, fitted oven and hob, integrated fridge and separate freezer, built in microwave, opening out into

LOUNGE DINER

13'4" x 12'0"
Double glazed window to front, radiator, wall lights, stairs to first floor, intercom receiver for gate access, door into

UTILITY STORE

Cupboard under the stairs providing storage space and a washing machine

STAIRS

Leading to first floor landing with carpet flowing into bedrooms, doors into..

BEDROOM 1

12'11" x 8'10"
Double glazed window to front, built in wardrobe, radiator, Velux skylight

BEDROOM 2

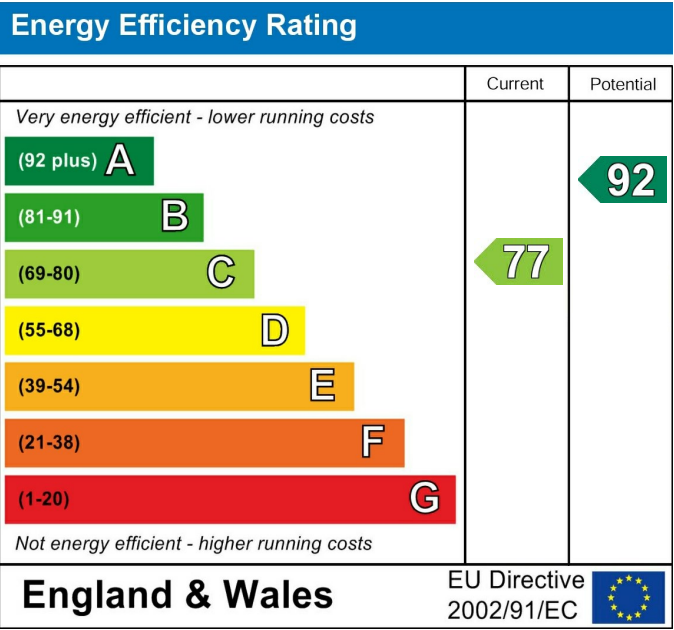
10'5" x 10'5"
Double glazed window to front, radiator, fitted wardrobe

BATHROOM

6'3" x 5'1"
Part tiled. Three piece white suite comprising wc, wash hand basin, bath with shower over, wall mounted mirror, heater, Velux skylight

OUTSIDE

Communal courtyard, bike locks, electric gates to front with secure intercom entry system



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.









