



HUNTERS®
HERE TO GET *you* THERE

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

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£195,000

****LOW COST LIVING IN EASTON!**** New lease and low service charges. This chain free apartment is first floor with no one above. Large versatile open plan living. A double bedroom and single or home office along with shower room. No gas bill as all electric. New carpets and newly painted throughout, so ready to move into. Complete with secure bike locks outside. The real bonus is the location sitting in a road going off Stapleton Road with all the amenities and transport links you could need. Please make contact to have a look inside.

- Newly Painted
- Chain Free
- Popular Easton Location
- Close to Central Bristol
- Cycle Path & Train Station Nearby
- New Flooring
- Double Glazing & Electric Heating
- First Floor/Top Floor
- Large Open Plan Living Kitchen Diner
- Second Bedroom/Home Office

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FIRST FLOOR



2 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	51	
(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

Large wooden door with secure entry intercom opening into communal hall with stairs to first floor and apartment door into

ENTRANCE HALL

Electric heater, new carpet and newly painted white throughout, doors to

SHOWER ROOM

6'6" x 4'7"
Shower cubicle, tiled walls, wc, wash hand basin

BEDROOM ONE

10'4" x 8'7"
Double bedroom. Double glazed window to rear, electric heater

BEDROOM TWO

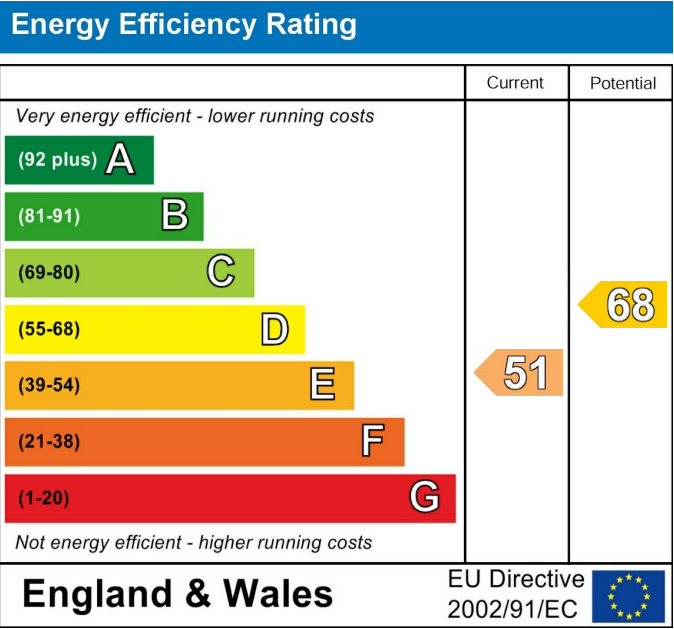
10'6" x 7'3" max
Single bedroom or home office. Double glazed window to rear, electric heater

LOUNGE/DINER/KITCHEN

26'2" x 16'4"
Large versatile open plan space with two double glazed windows to rear, electric heater, ample space for lounge and dining furniture opening into
KITCHEN: Wall and base units with work surface over, sink and drainer, tiled splash backs, fitted oven and hob, space for washing machine, skylight over

OUTSIDE

Code access to side gate with 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.





