



## Villiers Road

Easton, Bristol, BS5 0JH

£180,000



- Wow! Look at the Secluded Private Position
- Large Double Bedroom & En-Suite
- Open Plan Spacious Lounge Diner
- Great Condition Throughout
- New Lease

- Complete with Private Garden
- 51 Square Meters EPC C
- Kitchen with Integrated Appliances
- Share of the Freehold
- CHAIN FREE!

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**\*\*RARELY AVAILABLE LARGE GARDEN FLAT!\*\*** Self contained in a private court yard behind electric gates - this flat is nestled in a secluded spot with all the vibrancy of Easton on your doorstep! The sunny patio garden has two doors into the ground floor apartment, one into the lounge diner that leads to the long kitchen and the other into the large double bedroom that comes complete with fitted wardrobe and en-suite shower room. This one won't be around for long so make contact to have a look inside - its **TURNKEY & CHAIN FREE!**

## ENTRANCE

Coded electric double gates into courtyard, locked gate into private garden and doors into

## LOUNGE DINER

14'2" x 8'2" (4.33 x 2.49)

Long narrowing room providing ample space for lounge and dining furniture, door into bedroom and opening into

## KITCHEN

14'7" x 5'4" (4.47 x 1.64)

Wall and base units with work surface over, sink and drainer, integrated fridge and freezer, fitted oven and hob, door into

## UTILITY STORE

Cupboard housing electrics and washing machine

## BEDROOM

14'6" x 8'6" (4.42 x 2.60)

Large double bedroom with fitted wardrobe, doors to...

## EN-SUITE

6'3" x 3'11" (1.91 x 1.20)

Shower cubicle, wc, wash hand basin, tiled splash backs, obscure glazed window to side

## GARDEN

Sunny patio area enclosed by fencing, steps up to apartment doors

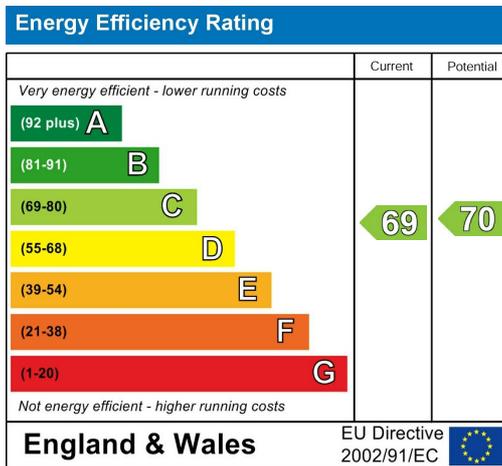
# Floorplan







## Energy Efficiency Graph



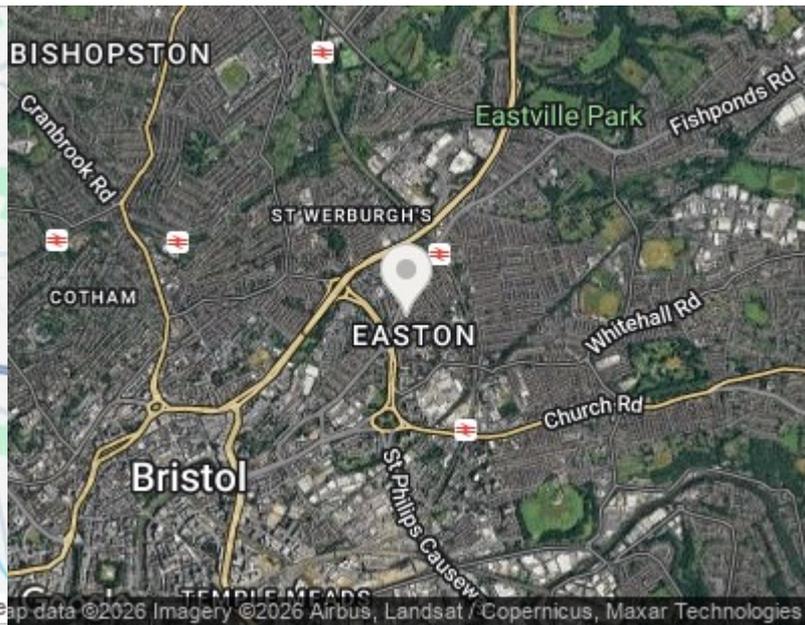
## Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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