



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Flat 1, 3 Villiers Road, Easton, Bristol, BS5 0JH

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£189,000

**\*\*GARDEN GROUND FLOOR APARTMENT\*\*** Set in a private gated court yard with access from both front & back of the building. This Chain Free Apartment is larger than average and comes with period features including the bay fronted lounge with exposed brick chimney breast. A separate kitchen with integrated appliances and washing machine means this one is ready to move into and has ample space in the garden for bike storage, plants and garden furniture. Please come along and have a look at the generous room sizes along with the handy amenities and transport links at the end of the road.

- Ideal Starter Home!
- Share of Freehold
- Access from Front & Rear
- Private Garden
- Large Double Bedroom & En-Suite
- 45 Square Meters
- Bay Fronted Lounge Diner
- Exposed Brick Chimney Breast
- Separate Kitchen
- Integrated Appliances Included

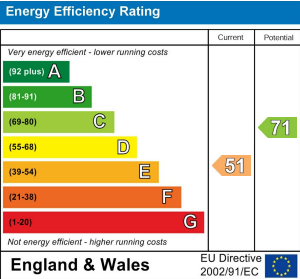
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GROUND FLOOR



GF GARDEN FLAT

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.  
Made with Metropix 02/2023



**FRONT DOOR**

Secure entry intercom system beside front door leading into communal entrance hall, stairs to upper flats and door into

**ENTRANCE HALL**

Alcove for washing machine, doors into

**KITCHEN**

8'3" x 5'3"  
Wall and base units with work surface over, sink and drainer, fitted oven and hob, integrated fridge & freezer

**LOUNGE/DINER**

17'3" x 11'6"  
Double glazed bay window to front, radiator, exposed brick chimney breast with display alcove, wall lights, door into

**BEDROOM**

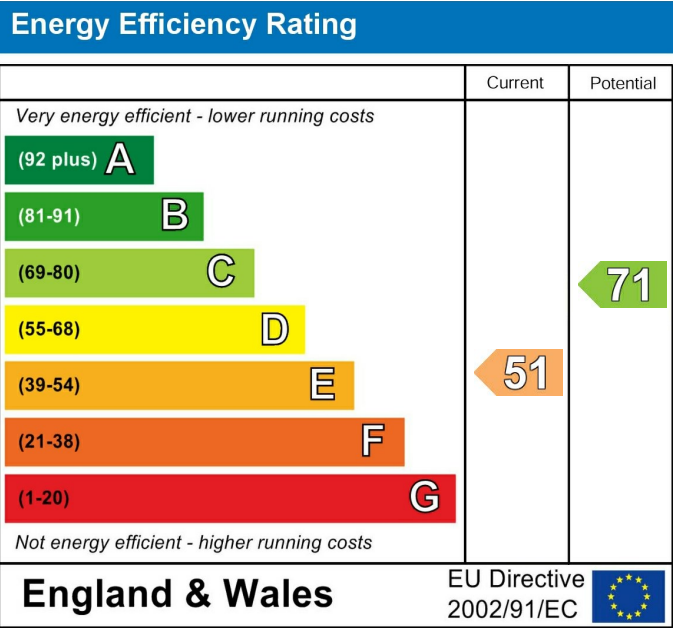
11'10" x 11'6"  
Double glazed windows and door out to garden, fitted wardrobe, wash hand basin, radiator, wall lights, door into

**EN-SUITE**

5'10" x 3'1" to back of shower  
Shower cubicle, wc, tiled splash backs

**GARDEN**

Paved steps down to patio area enclosed by fencing, gate to communal courtyard



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