



HUNTERS
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FOR SALE
BOOK A VIEWING

3

HUNTERS[®]
HERE TO GET *you* THERE

Flat 2, 3 Villiers Road, Easton, Bristol, BS5 0JH

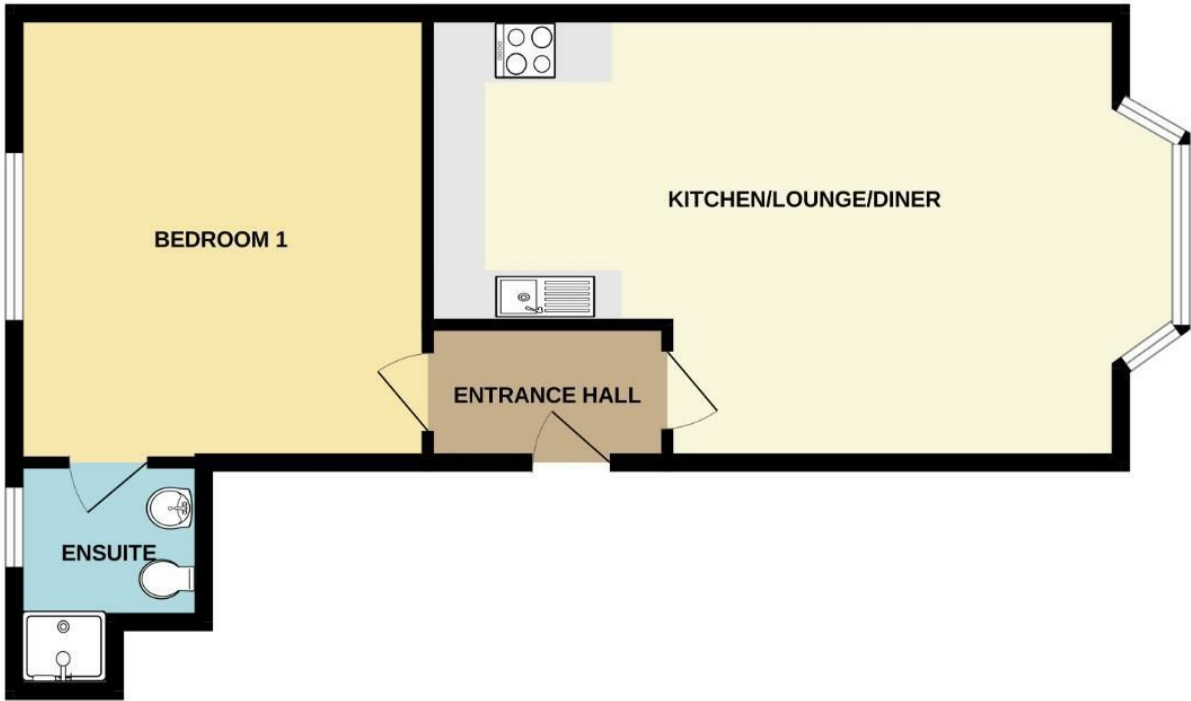
Flat 2, 3 Villiers Road, Easton, Bristol, BS5 0JH

£165,000

****LOW COST LIVING IN EASTON!**** First floor period conversion one bed flat with no flats above or beside it so nice and quiet. No gas bill, no hefty service charge and council tax band A make this the most affordable way to get on the property ladder in BS5! Chain free and ready to move your furniture in. Boasting a large bright open lounge/diner to kitchen with integrated appliances. The hallway takes you to the generous double bedroom with en-suite shower room. Please make contact to arrange a viewing.

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GROUND FLOOR



1 BED FIRST FLOOR 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.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
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

Communal door with entry intercom system in hallway with stairs to first floor, apartment door opens into

HALLWAY

With doors to

LOUNGE DINER KITCHEN

17'3" x 11'5"

Double glazed bay window to front, ample space for lounge & dining furniture, opening into

KITCHEN:

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

BEDROOM

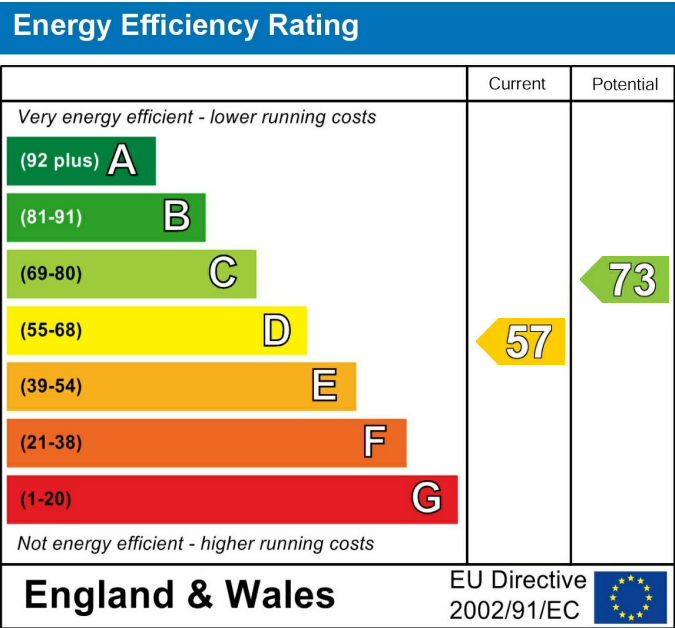
11'10" x 11'8"

Double glazed window to rear, wardrobe and door to

EN-SUITE

4'3" x 3'9"

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



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.





