



HUNTERS[®]
HERE TO GET *you* THERE

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

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£285,000

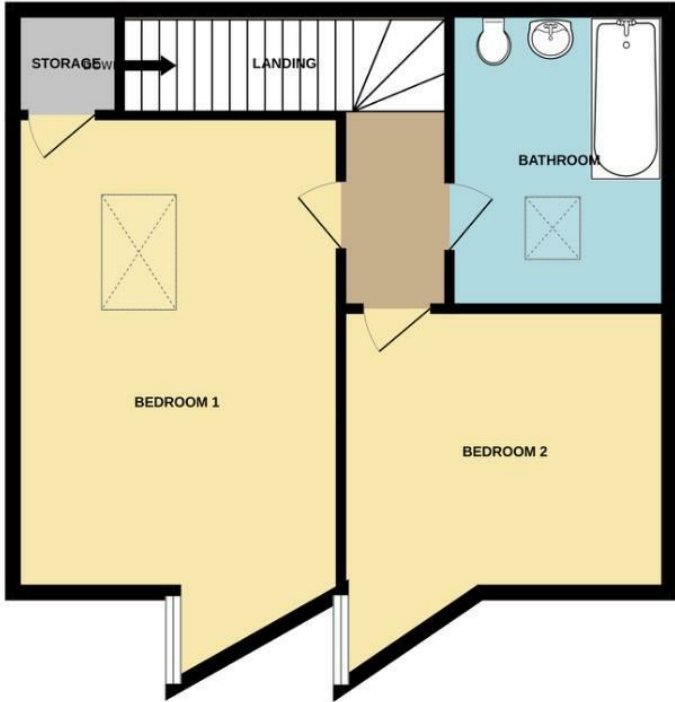
****PARKING & SOUTH EAST FACING GARDEN**** Set in a private court yard behind electric gates is this end terrace home tucked in the corner with space for parking a car and a side gate to the sunny garden. Internally this modern home is very low maintenance, all electric so no gas bill, and a recent build so easy to look after and improve. Two double bedrooms and a bathroom upstairs. Downstairs provides a kitchen leading to the sunny garden with side gate access, as well as a lounge diner, utility storage and wc. All this is ready to move into and CHAIN FREE!

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GROUND FLOOR



1ST FLOOR



2 BED END 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

FRONT DOOR

Composite door opening into

ENTRANCE HALL

Leading into kitchen with hooks for coats and door into

CLOAKROOM

5'6" x 3'1"

Wc, wash hand basin, partied with shelf over, obscure glazed window to side

KITCHEN

10'0" x 6'10"

Wall and base units with work surface over, sink and drainer, fitted oven and hob, tiled splash backs, double glazed window to side, door into garden, opening out into

LOUNGE DINER

13'4" x 12'4"

Double glazed window to front, radiator, stairs to first floor, door to

UTILITY STORE

Storage cupboard with plumbing and power for washing machine

STAIRS

Leading to first floor landing with doors to

BATHROOM

6'10" x 5'2"

Three piece white suite comprising bath with shower over, tiled splash backs, wc, wash hand basin, inset mirror with shelf, heater, Velux skylight

BEDROOM ONE

12'11" x 8'10"

Double glazed window to front, radiator, built in storage cupboard

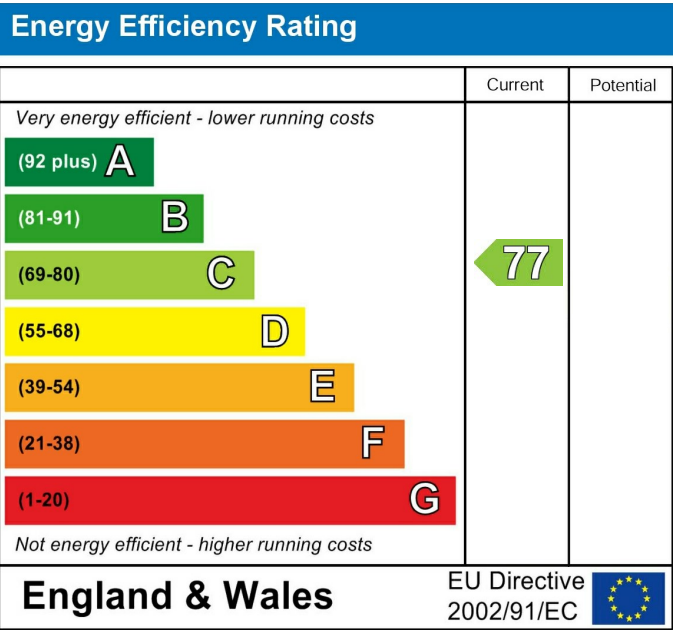
BEDROOM TWO

10'5" x 10'5"

Double bedroom. Double glazed window to front, radiator, fitted wardrobe

GARDEN

South East facing private garden laid with patio enclosed with fencing, side gate giving access to parking area for bike or small car



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.







