



HUNTERS[®]
HERE TO GET *you* THERE

120 Novers Park Road, Bristol, BS4 1RN

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Guide Price £245,000

**** NO ONWARD CHAIN****

Hunters BS4 are pleased to present to the open market this three bedroomed, mid terrace home in need of a little modernisation situated on Novers Park Road in Knowle. Situated close to local amenities shops and schools this property would be perfect for First time buyers looking to put their own mark on a property or investors due to the demand for rental properties in the area. The property is also situated close to the direct transport links providing direct access into Bristol city centre and is also in walking distance to Parson Street train station.

The property itself comprises of a lounge and kitchen dining room to the ground floor. Upstairs you will find three bedrooms and a bathroom. Further benefits include gas central heating via a combi boiler, uPVC double glazing and front and rear gardens. There is potential for parking to the front and the rear. Furthermore the property is offered with no onward chain. To appreciate all this property has to offer please call Hunters today on 0117 9723948

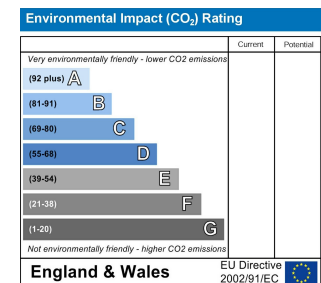
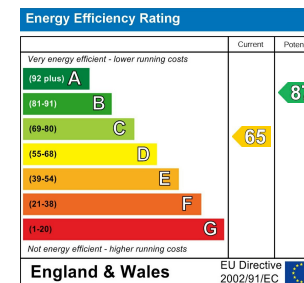
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GROUND FLOOR

1ST FLOOR



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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Lounge

uPVC double glazed entrance door, uPVC double glazed bay window to front, gas fire with feature surround, radiators, carpet, wooden and glazed doors leading to the kitchen/dining room, stairs rising to first floor

Kitchen/Dining Room

uPVC double glazed sliding doors to rear, range of wall and base units with worksurfaces above, fitted oven, gas hob, sink drainer, plumbing for washing machine, space for upright fridge/freezer, space for tumble dryer cupboard housing combination boiler, tiled flooring

landing

Loft access, carpet

Bedroom One

uPVC double glazed window to front, radiator, carpet

Bedroom Two

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

uPVC double glazed window to front, radiator

Front Garden

Partially enclosed and laid to paving potential for off street parking by lowering the kerb

Rear Garden

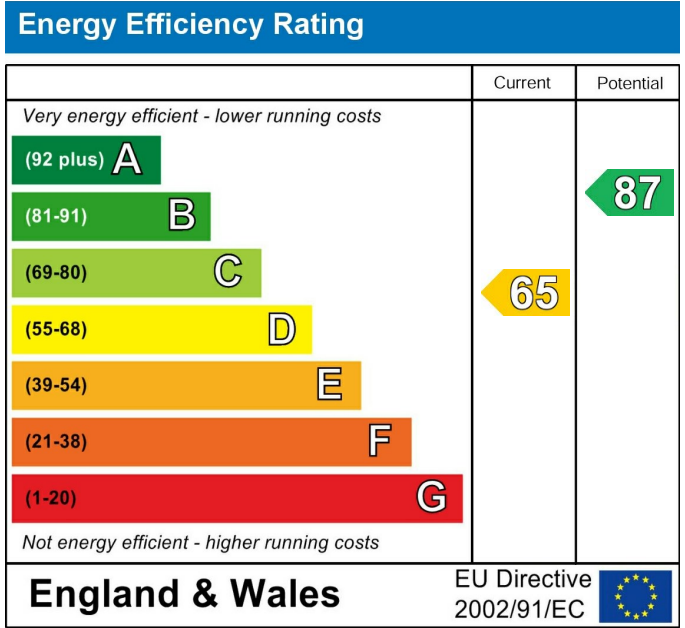
Fully enclosed with gated access to the rear, there is potential to open this up for off street parking, lawns and patio areas

Tenure

LEASEHOLD 930+ years left on the lease with a ground rent of £8.24 per annum
There is the option to purchase the freehold for £950 through Rhondda developments after the purchase of the property

Bathroom

uPVC double glazed window to rear, three piece suit with electric shower over the bath, radiator, laminate flooring



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.









