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1 Novers Crescent, Bristol, BS4 1RB

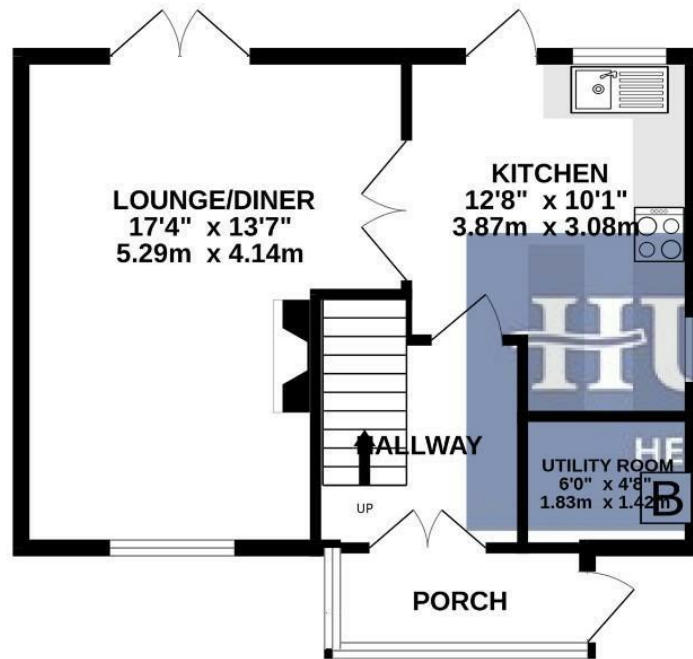
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Offers In Excess Of £300,000

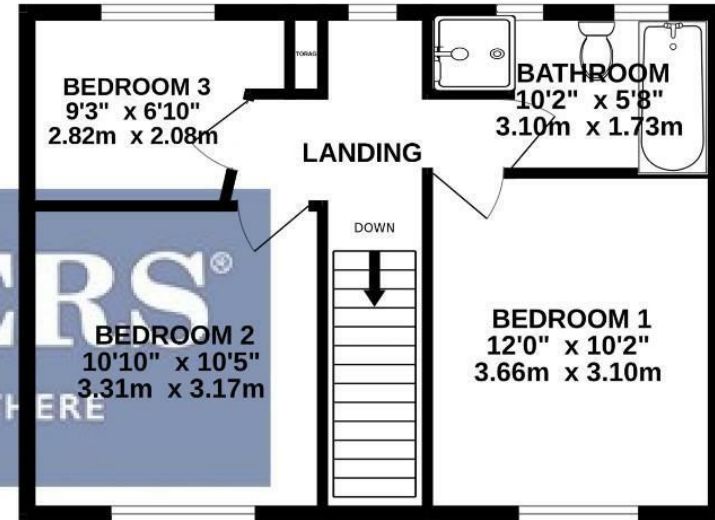
A well presented three bedroomed home situated on a corner plot with far reaching views

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

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			
		82	85
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	

Porch

Brick built with uPVC surround, uPVC door to side, tiled flooring

Entrance Hall

uPVC patio doors leading to the entrance hall, stairs rising to first floor, radiator, laminate flooring

Kitchen

uPVC windows to side and rear, modern kitchen with a range of wall and base units with work surfaces above, sink drainer, gas hob, plumbing for dishwasher, space for upright fridge/freezer, vinyl flooring

Utility Room

Plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, fuse box

Lounge/Dining Room

uPVC double glazed window to front, gas fire with feature surround, radiator, carpet, uPVC double glazed patio doors leading to the rear garden

Landing

uPVC double glazed window to rear, storage cupboard, loft access- loft is insulated with power and lighting

Bedroom One

uPVC double glazed window to front, fitted wardrobes, storage over stairs, radiator, carpet

Bedroom Two

uPVC double glazed window to front, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, radiator, carpet

Bathroom

uPVC windows to rear, four piece bathroom with separate shower cubicle and mixer shower, radiator, vinyl flooring

Front garden

Laid to artificial lawn with a pathway leading to the front entrance porch

Side Garden

Enclosed and mainly laid to paving, hot tub, gated side access

Rear Garden

Fully enclosed with steps up to tiered garden with a large decked area to the rear, large storage shed with power and lighting

Off Street parking

Large tarmacked driveway situated to the side of the property providing access for multiple cars, A further separate driveway is situated to the front of the property providing parking for one car


Views

Far reaching views incorporating ashton court and the suspension bridge

Solar panels

The solar panels are owned and generate a return of approx. £500 per annum according to the current owners

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(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









