



HUNTERS[®]
HERE TO GET *you* THERE

19 Novers Road, Knowle, Bristol, BS4 1QY

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£270,000

**** NO ONWARD CHAIN****Hunters BS4 are delighted to bring to the open market this spacious three bedroom, end of terraced home in need of modernisation on Novers Road on the outskirts of Knowle. Conveniently located close to local amenities, shops and schools. with parson street train station and the new M1 Bus route close by. The property also benefits from its far reaching views across the south of Bristol

The property itself comprises of an entrance hall, open plan lounge and dining room and kitchen and conservatory to the ground floor. Upstairs you will find three good sized bedrooms and shower room. Further benefits include gas central heating via a combi boiler, double glazing and front and rear gardens. Further more this property is offered with No onward chain so to appreciate all it has to offer please call Hunters today on 0117 9723948 to book your internal viewing.

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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.
Made with Metrix CS2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		58	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

Hallway

6'10" x 12'7"

Wooden and glazed door to front elevation, Stairs to first floor, Radiator, Doors to rooms, Carpet.

Living Room

11'3" x 12'7"

Double glazed window to front elevation, Gas fire with mantle surround, Built in storage, Picture rail, Radiator, Carpet, Opening through to dining room.

Dining Room

10'0" x 12'7"

Double glazed door to conservatory, Gas fire with mantle surround, Built in storage, Radiator, Carpet.

Kitchen

6'10" x 15'11"

Double glazed window to rear, Double glazed door to conservatory, Range of matching wall and base units with workspaces above, Space for cooker, Space for upright fridge freezer, Plumbing for washing machine, Carpet tiles, Combination boiler.

Conservatory

13'0" x 8'9"

Double glazed windows to side and rear, Double glazed double doors to rear garden, Laminate flooring.

Landing

Double glazed window to side, Doors to bedrooms, Carpet.

Bedroom One

9'10" x 9'11"

Double glazed window to front, Picture rail, Feature fireplace, Radiator, Carpet.

Bedroom Two

11'1" x 12'7"

Double glazed window to rear, Picture rail, Feature fireplace, Radiator, Carpet.

Bedroom Three

7'2" x 9'7"

Double glazed window to front, Picture rail, Radiator, Carpet.

Shower Room

5'10" x 5'8"

Double glazed window to rear, Shower cubicle, Low level WC, Wash hand basin, Heated towel rail, Vinyl flooring.

Rear Garden

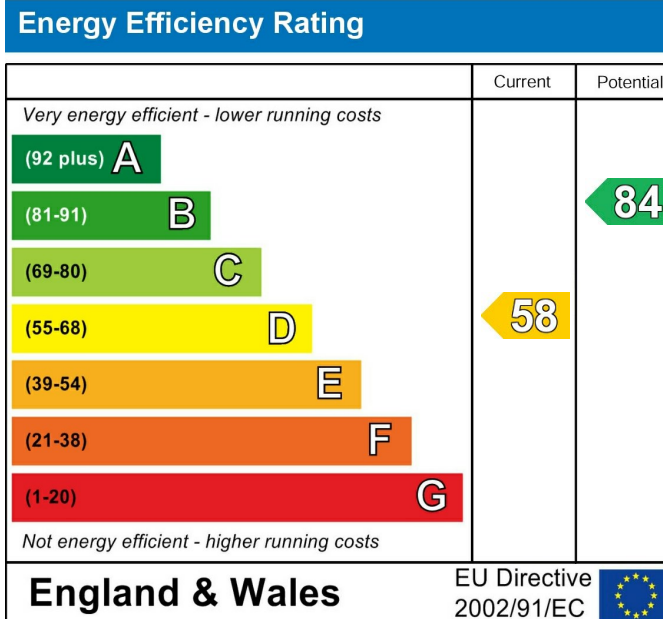
Enclosed via fencing, Lawn area, Flower borders with bushes and shrubs, Shed, Rear and side access.

Front Garden

Enclosed via fencing, Lawn area, Pathway leading to front entrance door, Side access, Raised flower borders with bushes and shrubs.

Garage

Situated to the rear of the garden with rear lane access



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.









