



Connells

Novers Lane
Bristol



Property Description

This is a fantastic opportunity to purchase a well-presented, three-bedroom, townhouse located on a modern estate on the slopes of south Bristol between Knowle and Bedminster. The property has panoramic views of the city including the suspension bridge and country views further afield. Set over three floors, the accommodation includes a large open plan kitchen, living room, entrance hall, downstairs W/C, three bedrooms, family bathroom, and ensuite. Externally there is a low-maintenance courtyard garden, a separate studio and a garage that receives power.

This house is situated within a quiet residential area with easy access to Bristol City Centre and the Bristol link ring road; a substantial benefit for the area. Local amenities such as shopping and leisure facilities are in abundance at the popular Imperial Retail Park located only a short 3-minute drive away. A vast array of well-respected schools and open green spaces are nearby.

Entrance Hallway

downstairs wc and whb with flooring.

Kitchen/Living/Dinning Area

28' 8" x 15' 6" (8.74m x 4.72m)

open plan living kitchen dinning area fully fitted kitchen with worktops and flooring with patio doors to rear garden.

Bedroom One

15' 7" x 10' 7" (4.75m x 3.23m)

with en suite shower room double glazed window to front elevation. With a view of Clifton Suspension Bridge.

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

wc.whb,shower over bath, tiled, flooring.

Bedroom Two

12' 5" x 8' 9" (3.78m x 2.67m)
double glazed window to rear elevation

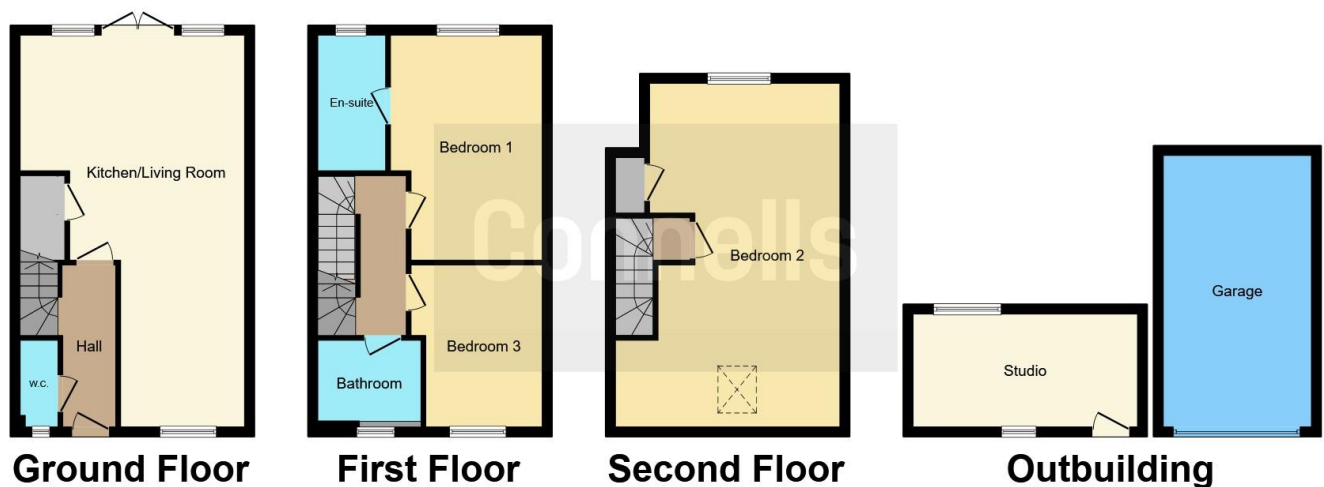
Bedroom Three

23' 8" x 15' 6" (7.21m x 4.72m)
double glazed window to front elevation built in storage.

Studio

15' 6" x 7' 8" (4.72m x 2.34m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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