



Connells

Novers Park Road
Bristol



Property Description

Thrilled to present to the sales market, this three bedroom, terraced home on the ever popular Novers Park Road. Internally comprising an entrance hall, large living room and kitchen/dining room with wonderful views all to the ground floor. First floor comprises two large double bedrooms, single bedroom and family three piece suite bathroom. Further benefits include gas central heating, double glazing and front and rear gardens.

Entrance Hall

PVCu door to entrance, carpet flooring, cupboard housing fuse board, stairs leading to first floor

Lounge

15' 6" narrowing to x 12' 10" (4.72m narrowing to x 3.91m)

Window to front aspect, carpet, radiator, fireplace

Kitchen Diner

15' 10" narrowing to x 9' 10" (4.83m narrowing to x 3.00m)

Lino flooring, radiator, wall and base units with worktops over, stainless steel sink with drainer, space for dining table, cupboard, window to rear aspect, door leading to rear garden

Landing

Stairs rising to first floor, carpet, access to all first floor accommodation, loft hatch

Bedroom One

Carpet flooring, window to front aspect, radiator

Bedroom Two

Carpet flooring, radiator, window to rear aspect

Bedroom Three

Carpet flooring, window to front aspect, radiator

Family Bathroom

Fully tiled, radiator, bath with shower over, wash hand basin, low level toilet, window to rear aspect

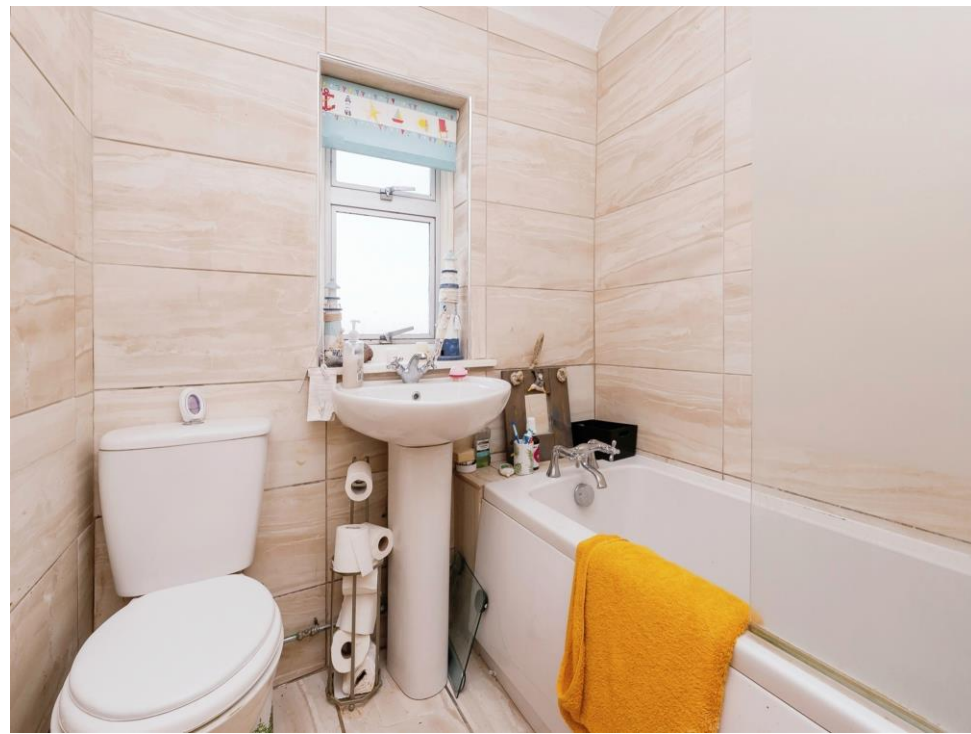
Garden

Front - Laid mainly to lawn, patio

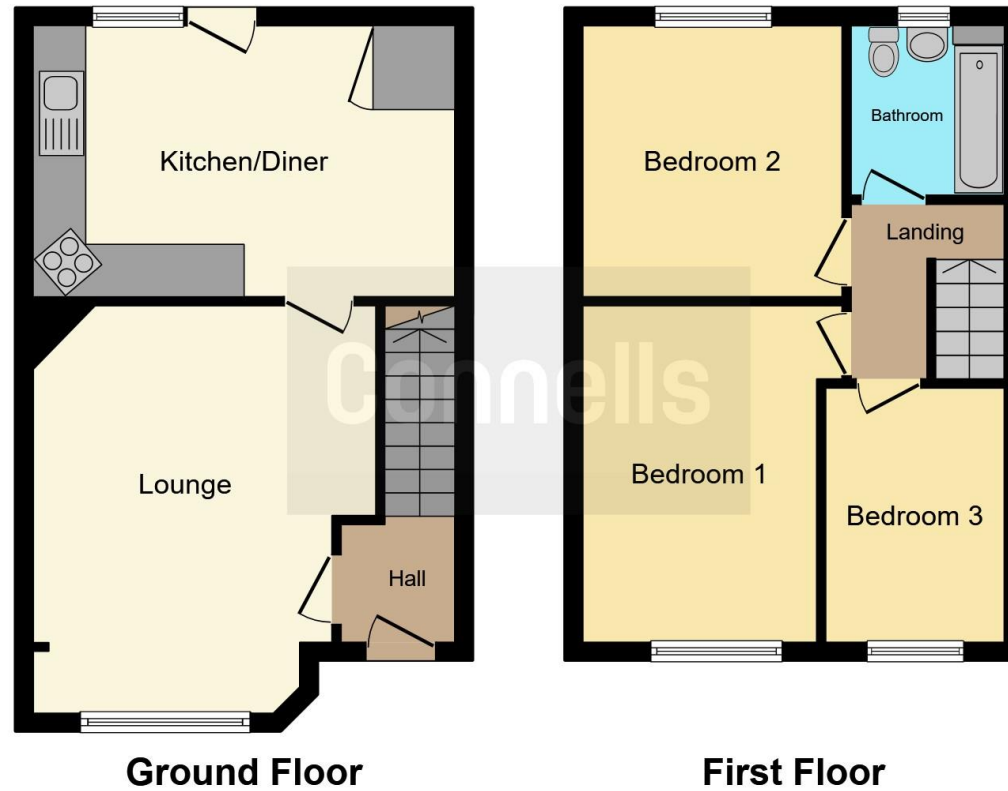
Rear Garden

Large rear garden with patio area and large lawn area, rear access, stunning views, mixture of trees plants and shrubs lining either side









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR307484

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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