



61 Novers Park Road
, Bristol, BS4 1RL

Asking Price £325,000



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, Bristol, BS4 1RL

Matthews are delighted to bring to the sales market this very well appointed, 3 bedroom, end of terraced home, boasting the all important off street parking to the front and over sized single garage to the rear. Situated in a fantastic location on the borders of Knowle & Bedminster, with Imperial Retail Park and the local primary school close to hand and access to the many amenities that Knowle & Bedminster have to offer.

The property benefits from contemporary kitchen and bathroom fittings and briefly internally comprises of a hallway, lounge and kitchen to the ground floor with three bedrooms and a modern bathroom to the first floor.

Outside the house boasts off street parking to the front and a large enclosed rear garden laid to both patio and lawn with the fantastic addition of a large single garage accessed from both the garden and a rear lane, there is also a local park a real bonus for families!

Call today to book an appointment to view.

Entrance

Hallway
7'4" x 4'2" (2.24m x 1.28m)

Lounge
15'5" x 12'9" (4.70m x 3.91m)

Kitchen/Diner
13'11" x 9'11" (4.25m x 3.04m)

Landing
6'7" x 5'8" (2.03m x 1.74m)





Bedroom One
12'5" x 8'11" (3.80m x 2.72m)

Bedroom Two
10'1" x 10'0" (3.09m x 3.05m)

Bedroom Three
9'6" x 6'10" (2.90m x 2.09m)

Bathroom
5'11" x 5'3" (1.82m x 1.62m)

Front Garden

Rear Garden

Garage



Floor Plan



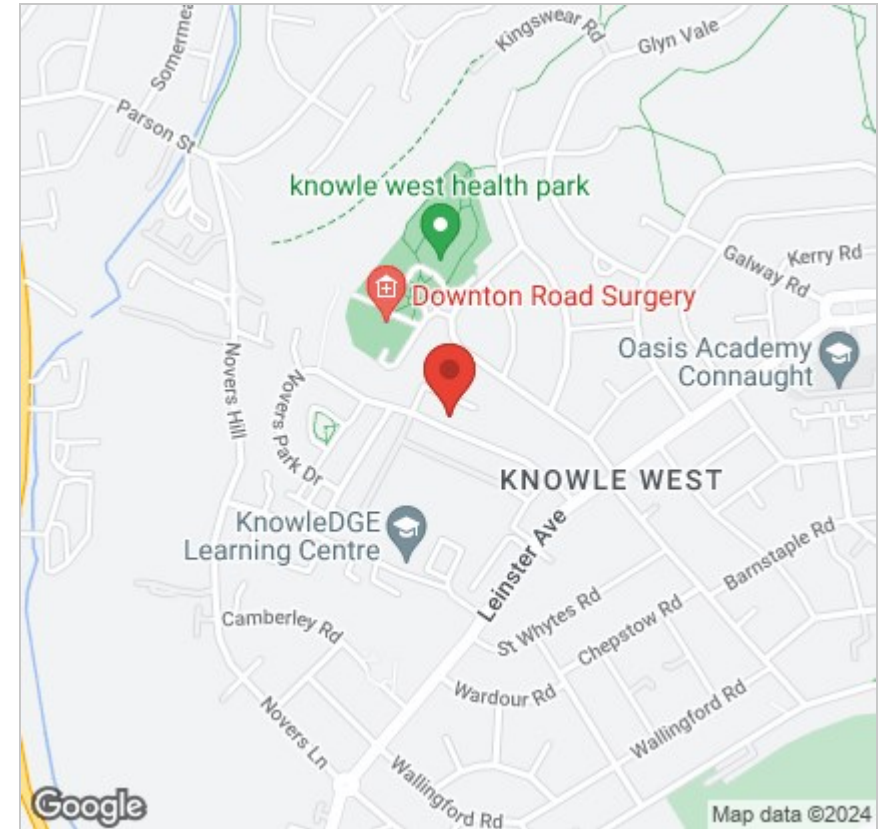
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	