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**HUNTERS**<sup>®</sup>  
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24 Norton Road, Knowle, Bristol, BS4 2HA

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£550,000

**\*\* NO ONWARD CHAIN\*\*** Situated on Norton Road in Knowle, Bristol, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for entertaining guests or enjoying quiet evenings at home.

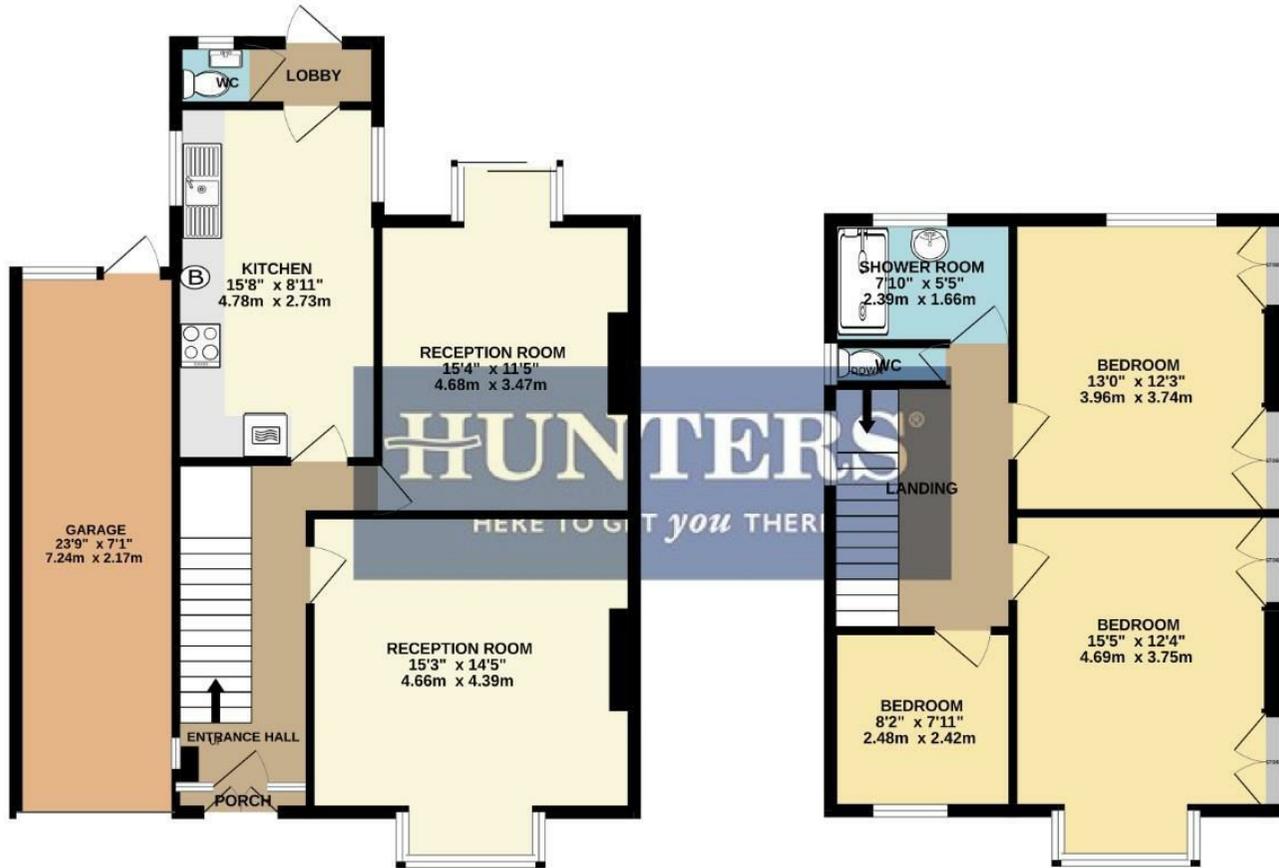
While the property is in need of modernisation, this allows for the new owner to personalise the space to their taste and style, making it truly their own.

Outside, the property boasts a rear garden, with rear access via a lane, offering a private outdoor retreat for relaxation or gardening. Additionally, there is off street parking available, a valuable asset in this sought-after area. A garage further enhances the practicality of this home, providing ample storage or potential for a workshop.

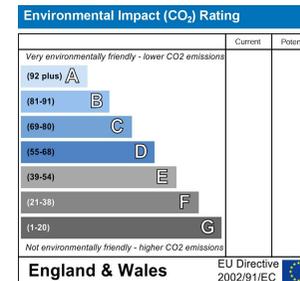
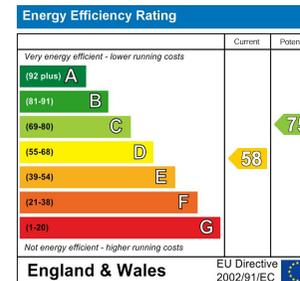
This property is a blank canvas, waiting for someone with vision to transform it into a stunning residence. With its prime location in Knowle, residents will enjoy easy access to local amenities, schools, and parks, making it a desirable place to live. Do not miss the chance to explore the potential this home has to offer.

Contact us today to arrange your viewing on 0117 972 3948 or [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com)

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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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### Driveway

Gated off street parking to front elevation.

### Porch

Double glazed double doors to front elevation, Entrance door to hallway.

### Entrance Hall

Entrance door to front elevation, Stained glass surrounding front door, Cupboard housing electrics, Doors to rooms, Under stairs storage cupboard, Radiator, Carpet.

### Reception Room One

Double glazed window to front elevation, Chimney breast with fireplace, Picture rail, Radiator, Carpet.

### Reception Room Two

Double glazed sliding doors, Chimney breast with fireplace, Radiator, Carpet.

### Kitchen

Double glazed windows to side elevation, Door to lobby, Range of wall and base units with work surfaces above, Sink drainer, Plumbing for washing machine, Fitted oven, Hob, Radiator, Vinyl floor.

### Lobby

Door to W/C, Door to Kitchen, Door to Garden.

### W/C

Double glazed window to rear elevation, Low level W/C, Wash hand basin.

### Landing

Stained glass window to side elevation, Doors to rooms, Loft hatch, Carpet.

### Bedroom One

Double glazed window to front elevation, Chimney breast, Fitted storage cupboards, Picture rail, Radiator, Carpet.

### Bedroom Two

Double glazed window to rear elevation, Fitted storage cupboards, Picture rail, Radiator, Carpet.

### Bedroom Three

Double glazed window to front elevation, Radiator, Carpet.

### Shower Room

Double glazed window to rear elevation, Wash hand basin, Shower, Radiator, Vinyl flooring.

### W/C

Double glazed window to side elevation, Low level W/C, Vinyl floor.

### Rear Garden

Enclosed via fencing, Laid to chipping area, Laid to paving stone area, Gate providing rear access via lane, Flower borders with bushes and shrubs, Shed, Door to Garage.

### Garage

Electric and over door to front elevation, Door to rear elevation into Garden, Window to side and rear elevation.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









