



Novers Hill, Bedminster, Bristol, BS3 5QU

- Three Bedrooms
- Superb Condition Throughout
- Parking
- Recently Renovated
- Versatile Accommodation
- Two Reception Rooms & Kitchen/ Diner
- Large Garden
- Large Loft Room
- Two Bathrooms
- Ideal for families or first time buyers

£400,000

HUNTERS
HERE TO GET *you* THERE

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We are pleased to present for sale this substantial (circa 1,300sq/ft) three bedroom home sitting on Novers Hill, Bedminster. Sitting a 20 minute walk to the vibrant North Street and having been lovingly updated by the present vendors its sure to prove ideal for any family looking for a substantial and versatile home in this desirable family location close to three schools.



Internally you are greeted by the handy entrance hall which opens to two of the three bedrooms, there is also a three piece shower room finished off the ground floor. Moving upstairs the kitchen is a stunning space which has been updated by the present vendors to offer a contemporary space, with access to the rear garden. There are two reception rooms, the smaller of which offers french doors to a terrace, whereas the larger room is a substantial space which allows access to the loft room, which has been boarded and is ready to be converted. Finishing off the first floor is the newly installed three piece bathroom and handy study area.

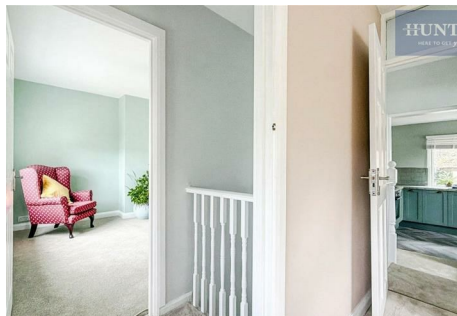
Perhaps the standout feature of this home is the outside space, to the front there is off street parking, with secure gated access to the rear garden. The rear garden is currently a blank canvass, but offers ample space for any buyer to make it their own, and due to its size would suit a variety of different layouts.

TENURE
Freehold

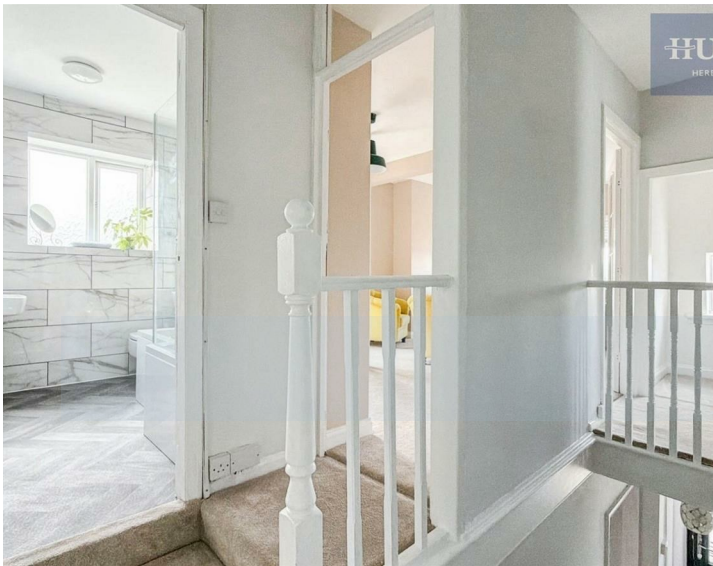


COUNCIL TAX BAND
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EPC BAND - D - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/2328-3063-0205-3836-4204>



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Bedroom one (ground floor)

11'3" x 10'0"

bedroom three

13'1" x 10'2"

bedroom two

13'3" x 6'9"

living room (first floor)

17'0" x 11'1"

sitting room

14'9" x 11'0"

kitchen/ diner

14'1" x 8'11"

loft room (L shape)

26'0" x 23'4"



TOTAL FLOOR AREA: 1354 sq.ft. (125.7 sq.m.) approx.

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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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.

THINKING OF SELLING? 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.