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49 Novers Hill, Knowle, Bristol, BS4 1QX



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£250,000

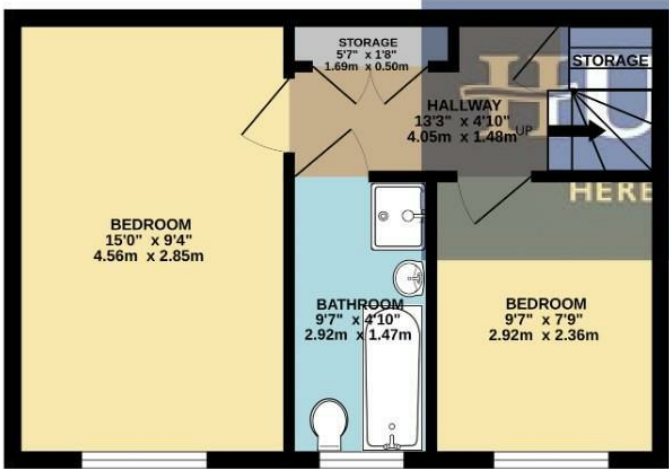
Situated on Novers Hill in Knowle, Bristol, this three-bedroom house presents an exciting opportunity for those seeking a renovation project. Spanning an impressive 848 square feet, the property is in need of complete refurbishment, allowing you to design and create a home that perfectly suits your taste and lifestyle. The property also has NO ONWARD CHAIN.

One of the standout features of this property is its tiered level front and rear gardens, which offer a delightful outdoor space to enjoy. The gardens provide a blank canvas for gardening enthusiasts or those wishing to create a tranquil retreat. Additionally, the house boasts great views and even a glimpse of Clifton Suspension Bridge.

This property is ideal for buyers who are looking to invest time and effort into transforming a house into a dream home. With its potential and prime location, this house is a rare find. Whether you are a first-time buyer or an experienced renovator, this property offers a unique chance to create a personalised living space in a desirable neighbourhood. Do not miss out on this opportunity to make your mark in Knowle.

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

GROUND FLOOR  
328 sq.ft. (30.4 sq.m.) approx.

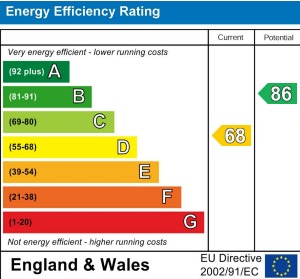


1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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**Front Garden**

Situated to front elevation, Tiered levels with steps, Enclosed via fencing, stone and brick walls, Partly laid to paving stone, Partly laid to chipping stone.

**First Floor Entrance Hall**

Entrance door to side elevation, Doors to rooms, Stairs to Ground Floor, Loft access, Alarm, Radiator.

**Lounge**

Double glazed window to front elevation, Radiator, Opening to Kitchen.

**Kitchen**

Double glazed double doors to rear elevation, Double glazed window to rear elevation, Range of wall and base units with work surfaces above, Plumbing for washing machine, Integrated oven, Sink drainer, Radiator.

**Bedroom Three**

Double glazed window to front elevation, Radiator.

**W/C**

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

**Storage Cupboard**

Storage cupboard housing combi boiler.

**Ground Floor Hallway**

Doors to rooms, Storage cupboard, Under stairs storage cupboard.

**Bedroom One**

Double glazed window to front elevation, Radiator.

**Bedroom Two**

Double glazed window to front elevation, Radiator.

**Bathroom**

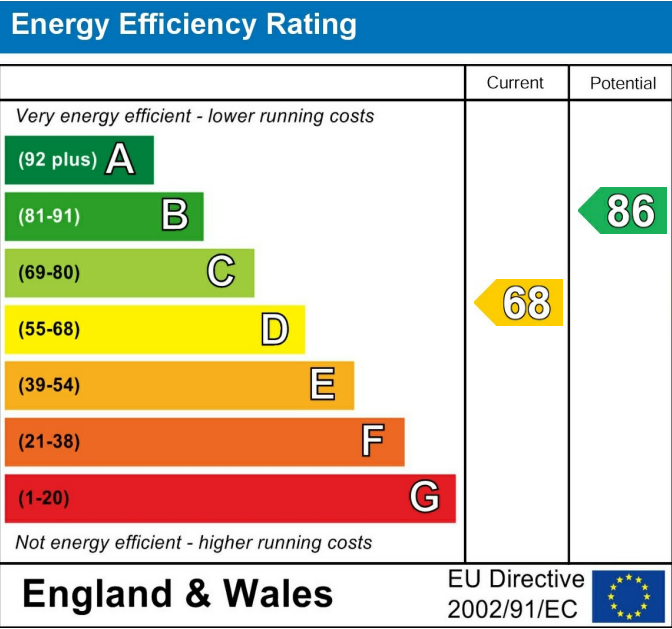
Double glazed window to front elevation, Low level W/C, Wash hand basin, Panelled bath, Shower cubicle, Radiator.

**Rear Garden**

Enclosed via fencing, stone and brick walls, Tiered levels with steps, Partly laid to paving stone area, Partly laid to chipping stone.

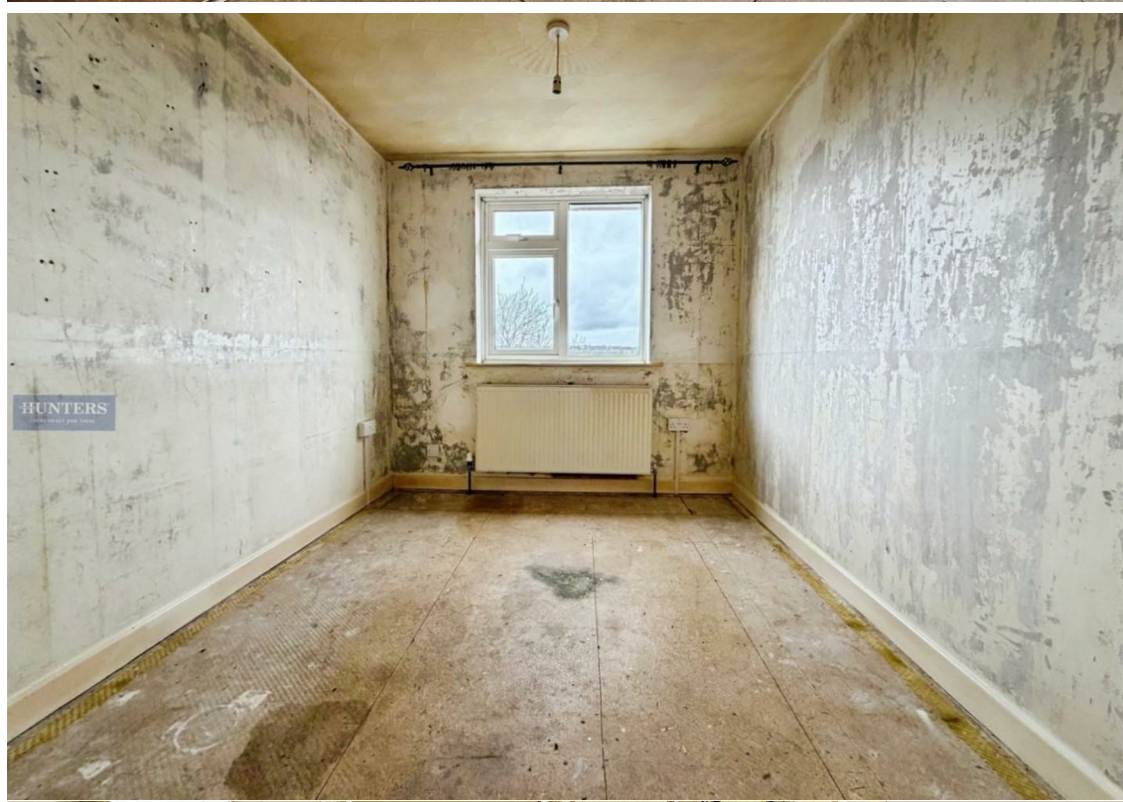
**Garage**

Situated to the front of the property, currently used for storage with up and over door.



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.











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PRIVATE  
NO PARKING