

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Novers Lane

Bristol, BS4 1QR

£340,000



Council Tax:



# 104 Novers Lane

Bristol, BS4 1QR

£340,000



## FRONT GARDEN

Access to the property via the pathway leading to the front door. Stone chippings.

## ENTRANCE HALLWAY

10'6" x 3'8" (3.21 x 1.11)

Access to the property through the front door into the entrance hallway. Access to the W/C and living room/kitchen. Stairs leading from the ground floor to the first floor.

## LIVING ROOM / KITCHEN/ DINER

27'2" x 14'5" (8.28 x 4.39)

Leading from the hallway into the open plan living room / kitchen / diner. Double glazed patio doors opening to rear garden. Double glazed windows to the front and rear. Under stairs storage cupboard. The kitchen consists of a stainless steel sink, built in oven and integrated dishwasher and washing machine. The property also comes with a fridge/freezer. Matching wall and base units.

## W/C

5'7" x 2'9" (1.69 x 0.85)

Leading from the hallway into the downstairs W/C. Obscured double glazed window to the front. W/C and wash basin.

## LANDING

Stairs leading from the ground floor to the first floor. Access to the bathroom and bedrooms 2 & 3. Stairs leading up to the second floor landing.

## BEDROOM TWO

15'7" x 10'8" (4.76 x 3.24)

Leading from the landing into bedroom two. Double glazed window to the rear. Access to the en-suite.

## EN-SUITE

9'3" x 3'10" (2.82 x 1.17)

Leading from bedroom two into the en-suite. Obscured double glazed window to the rear. The en-suite consists of a W/C, wash basin and walk in shower unit.

## BEDROOM THREE

11'3" x 8'4" (3.44 x 2.53)

Leading from the landing into bedroom three. Double glazed window to the front.

## BATHROOM

6'4" x 8'6" (1.92 x 2.6)

Leading from the landing into the bathroom. Obscured double glazed window to the front. The bathroom consists of a W/C, wash basin and bath with shower above and glass shower screen.

## SECOND FLOOR LANDING

Stairs leading from the first floor to the second floor. Access to bedroom one.

## BEDROOM ONE

23'11" x 13'1" (7.30 x 4.00)

Leading from the landing into bedroom one. Double glazed window to the rear. Velux window to the front. Boiler cupboard. Eaves storage.

## REAR GARDEN

Access to the rear garden via the living room. Patio area with steps leading up to the studio.

## STUDIO

7'11" x 15'10" (2.42 x 4.83)

Access to the studio from the rear garden. Double glazed window to the front & rear. Power and lighting.

## GARAGE

Access to the garage via the rear of the property. Up and over door. Power & lighting.



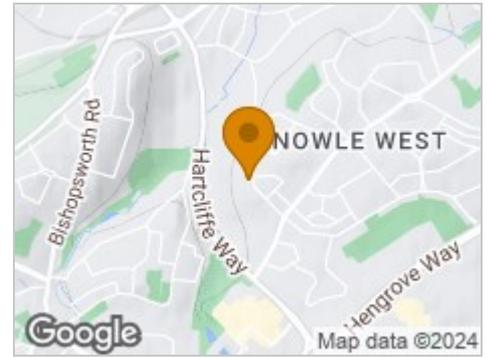
## Road Map



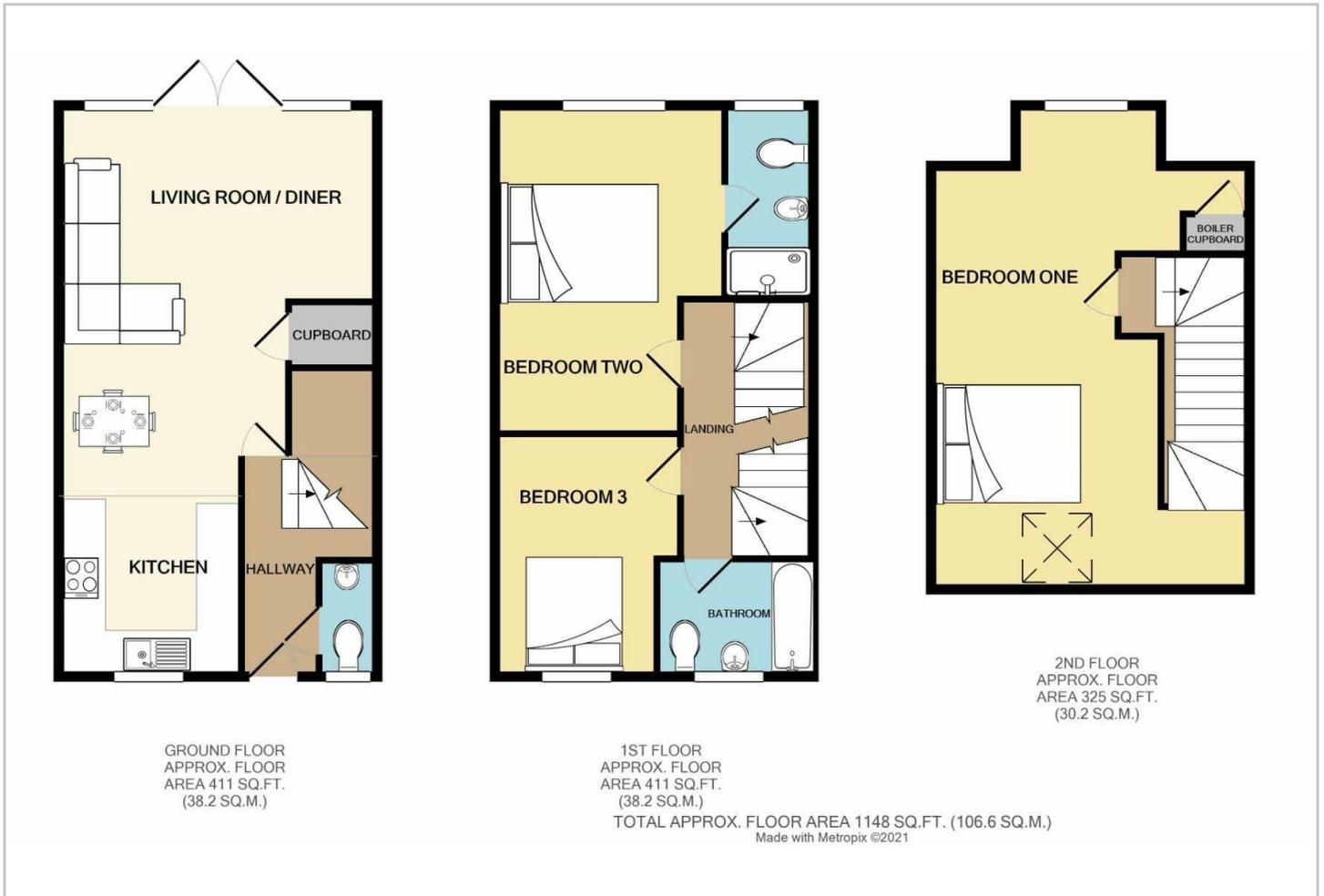
## Hybrid Map



## Terrain Map



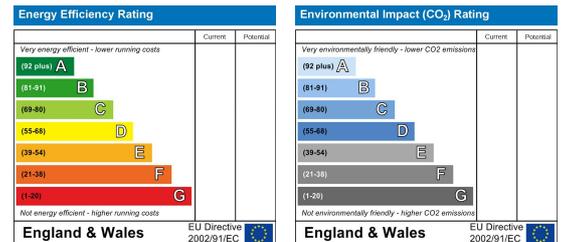
## Floor Plan



## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.