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HERE TO GET *you* THERE

147 Newquay Road, Knowle, Bristol, BS4 1EG

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Offers In Excess Of £250,000

**** NO ONWARD CHAIN**** Hunters BS4 are pleased to present to the market this three bedroom end of terrace home on Newquay Road. The property has been refurbished throughout and it has lapsed planning permission granted and plans drawn to develop into a one bedroom plus study ground floor garden flat and a two bedroom maisonette -details can be found via the Gov.co.uk website - planning number 22/00398/F

Currently on the ground floor, the property comprises of a lounge and kitchen/diner. And on the first floor, you will find three good size bedrooms and a shower room. The property also benefits from a driveway providing off street parking and rear/side gardens.

Situated in close proximity to local amenities, schools, and transport links, providing convenience and ease of access to everything you need.

Furthermore the property is offered with NO ONWARD CHAIN.

Contact us today to book in for your internal viewing on 0117 972 3948 or knowle.bristol@hunters.com

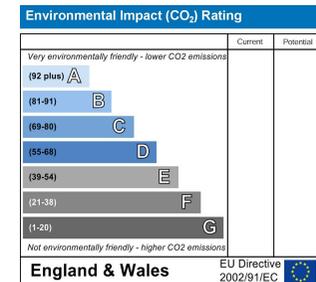
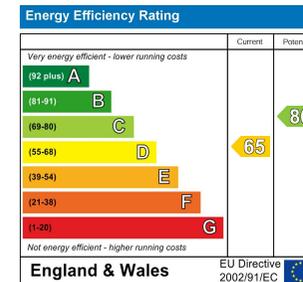
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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GROUND FLOOR

1ST FLOOR



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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PLANNING PERMISSION

Lapsed Planning permission has been granted for a one bed + study flat and a two bed maisonette.

Planning Ref. No: 22/00398/F

Driveway

Laid to brick paving, Providing off street parking.

Entrance Hall

Entrance door, Stairs to first floor, Cupboard housing metres, Door to Lounge, Radiator, Carpet.

Lounge

uPVC Double glazed window to front elevation, Under stairs storage cupboard, Chimney breast, Door to Kitchen, Radiator, Carpet.

Kitchen/Diner

uPVC Double glazed window to rear elevation, uPVC Double glazed window to rear elevation, Range of matching wall and base units with work space above, Stainless steel drainer, Space for cooker with electric hob, Extractor fan above, Space for fridge/freezer, Plumbing for washing machine, Radiator, Vinyl floor.

Landing

uPVC Double glazed window to side elevation, Loft access, Doors to rooms, Carpet.

Bedroom One

uPVC Double glazed window to front elevation, Storage cupboard, Radiator, Carpet.

Bedroom Two

uPVC Double glazed window to rear elevation, Radiator, Carpet.

Bedroom Three

uPVC Double glazed window to rear elevation, Radiator, Carpet.

Shower Room

Shower cubicle, Low level WC, Wash hand basin, Extractor fan, Radiator, Vinyl floor.

Rear/Side Garden

Large rear and side garden. Enclosed via hedges, Laid to lawn area, Patio area, Side access.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.









