



NOVERS

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77 Novers Hill, Knowle, Bristol, BS4 1QX

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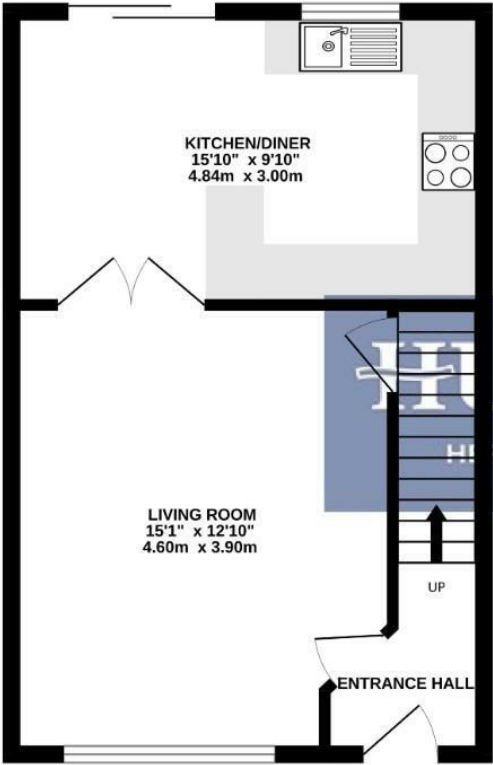
Guide Price £290,000

Hunters BS4 are delighted to offer to the sales market this three bedroom, end of terrace home situated on the popular Novers Hill bordering Knowle and Bedminster. With its far reaching views looking towards the bristol suspension bridge, proximity to local amenities and transport links this property has a lot to offer.

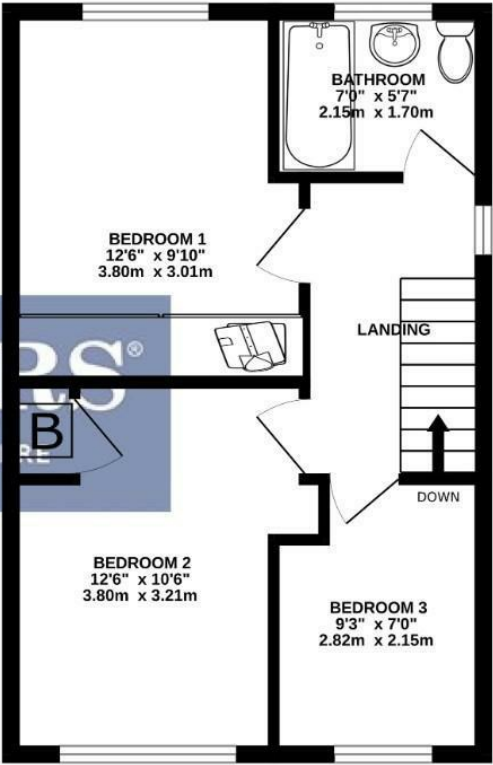
The property itself comprises of an entrance hall, lounge and kitchen dining room to the ground floor. Upstairs you will find three good sized bedrooms and family bathroom. Further benefits include gas central heating, uPVC double glazing, front and side gardens and off street parking situated to the front of the property. Further more the property has single garage situated in a rank of garages close by. To appreciate all this property has to offer please call Hunters today on 0117 9723948 to arrange your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

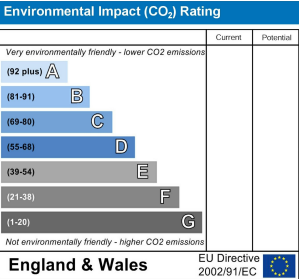
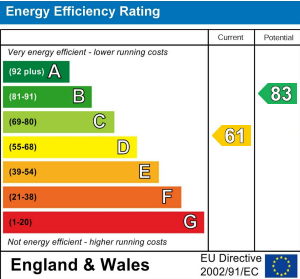


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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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Entrance Hall

Composite entrance door, meter cupboard, radiator, stairs rising to first floor

Lounge

uPVC double glazed window to front, storage under stairs, radiator, laminate flooring, opening through to the kitchen

Kitchen/ Breakfast Room

uPVC double glazed window to rear, range of wall and base units with work surfaces above, fitted oven and gas hob, plumbing for washing machine and dishwasher, space for upright fridge/freezer, radiator, laminate flooring, uPVC double glazed patio doors leading to the rear garden

Landing

uPVC double glazed window to side, loft access, carpet

Loft is fully boarded with a light and pull down ladder

Bedroom One

uPVC double glazed window to rear, fitted wardrobes, radiator, carpet

Bedroom Two

uPVC double glazed window to front, storage cupboard housing combi boiler, radiator, carpet

Bedroom Three

uPVC double glazed window to front, stripped floors, radiator

Bathroom

uPVC double glazed window to rear, three piece bathroom suite, tiled floor to ceiling

Rear & Side Garden

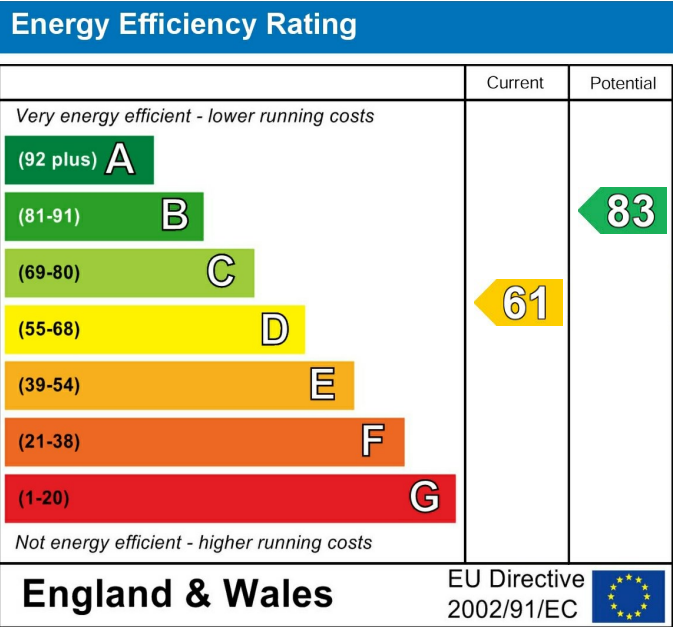
Fully enclosed with flower boarders, patio area, large shed , side access

Off Street Parking

Situated to the front of the property proving parking for one car

Garage

Situated in a rank of garages to the rear of the property



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.

