



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

105 Novers Lane, Bristol, BS4 1QR

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Guide Price £275,000

\*NO ONWARD CHAIN\* A Three bedroom, semi detached home with far reaching views and in good condition situated on Novers Lane in Knowle, close to local amenities shops and schools with direct transport links to Bristol city centre and beyond close by.

The property itself comprises of an entrance porch, entrance hall, lounge, kitchen and cloakroom to the ground floor. Upstairs you will find three good sized bedrooms and a shower room. Further benefits include gas central heating via a combi boiler, uPVC double glazing throughout, from at rea gardens and off street parking. To appreciate all this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing

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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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

### Porch

Part brick part glazed window with wooden and glazed entrance door

### Entrance Hall

aluminium glazed entrance door, cupboard housing meters, radiator, laminate flooring, stairs rising to first floor

### lounge

13'3" x 13'1" (to chimney breast )  
uPVC double glazed window to front, chimney breast, radiator, laminate flooring, opening through to kitchen

### Kitchen/ Breakfast Room

14'4" x 7'7"  
uPVC double glazed windows to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, fitted oven, gas hob, space for fridge freezer, plumbing for washing machine, wall mounted combi boiler, laminate flooring

### Cloakroom

uPVC double glazed window to side, low level w.c tiled flooring

### Lobby

Storage area under stairs, uPVC double glazed door to side

### Landing

uPVC double glazed window to side, loft access, carpet, doors to rooms

### Bedroom One

9'4" x 12'5"  
uPVC double glazed window to front, radiator, laminate flooring

### Bedroom Two

10'3" x 8'9"  
uPVC doble glazed window to rear, storage cupboard, radiator, laminate flooring

### Bedroom Three

9'8" x 7'11"  
uPVC double glazed window to front, storage cupboard over stairs, radiator , laminate flooring

### Shower Room

6'7" x 4'7"  
uPVC double glazed window to rear, shower cubicle with mixer shower, vanity wash hand basin and w.c. heated towel rail, tiled flooring

### Rear Garden

Fully enclosed with gated access to the side, patio areas, lawn area, sheds

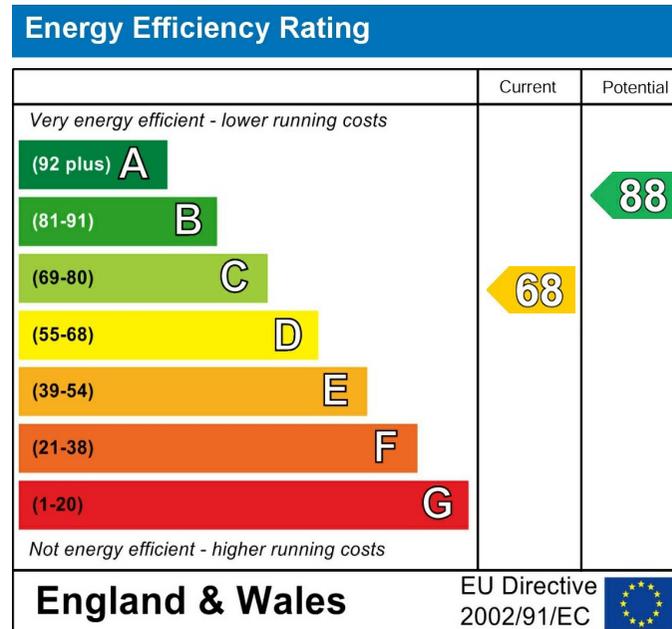
### Front Garden

Mainly laid to lawn with flower boarders and shrubs

### Off Street Parking

Situated to the front of the property providing parking for a couple of cars

### Views



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.









