



COUNTRY
PROPERTY



45 Novers Hill, Knowle
Bristol

£175,000



45 Novers Hill

Knowle, Bristol, BS4 1QX

Panoramic Clifton Suspension Bridge views from your very own living room, with this 3 bedroom semi-detached property on the edge of the estate.

Occupying a sloping site on the edge of the estate, the elevated location provides stunning Clifton Suspension Bridge views from the living room - the 'upside down' layout of the property making the most of this. The brick facing of a substantial retaining wall in the front garden has partly collapsed damaging the garages below, and the buyer will be able to step into well-progressed negotiations with motivated neighbours for its repair. The 3 bedroom property requires decorative modernisation, although it has recently had an electrical system rewire, and a modern combi boiler installed. Suitable for an investment project or conversion into flats subject to consent. Gardens to front and rear comprise patio and lawn terraces also requiring repair.

- Semi Detached 3 Bedroom
- Famous Bristol Views
- Edge of Estate Location
- Energy Efficiency Band D
- Garage, Parking & Gardens
- Near Amenities
- Building of Wall Required
- Recent Roof, Boiler & Electrics





Location

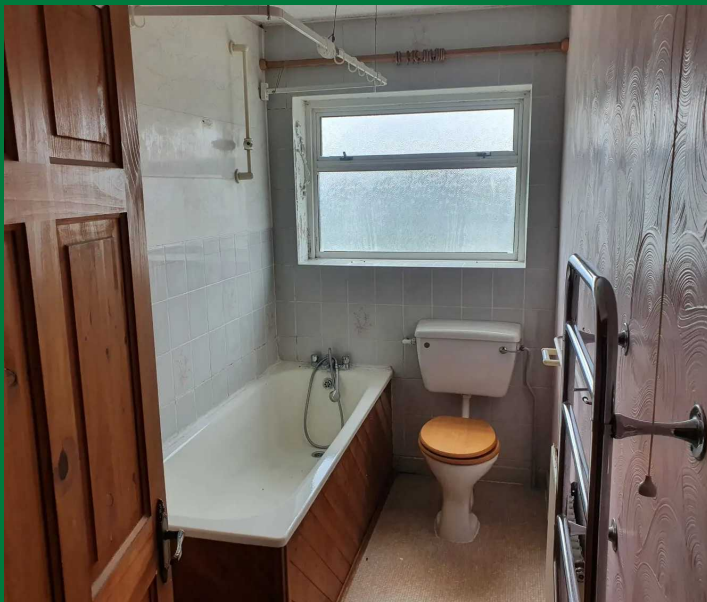
Located on the outskirts of West Knowle, the full range of shops and amenities in Bedminster North Street are about a mile away. A bus service runs past the property and there are excellent transport links close by, with Parson Street train station a half mile walk away, providing easy access into Bristol City Centre. Bristol Airport is only a 15-minute drive away. Larger stores are available at Imperial Retail Park and Hengrove leisure centre. Many primary and secondary schools as well as academies are within close proximity.

Refurbishment and rebuilding project with this semi-detached 3 bedroom house, with panoramic Clifton Suspension Bridge views from your very own living room. Council Tax band: C

Tenure: Freehold

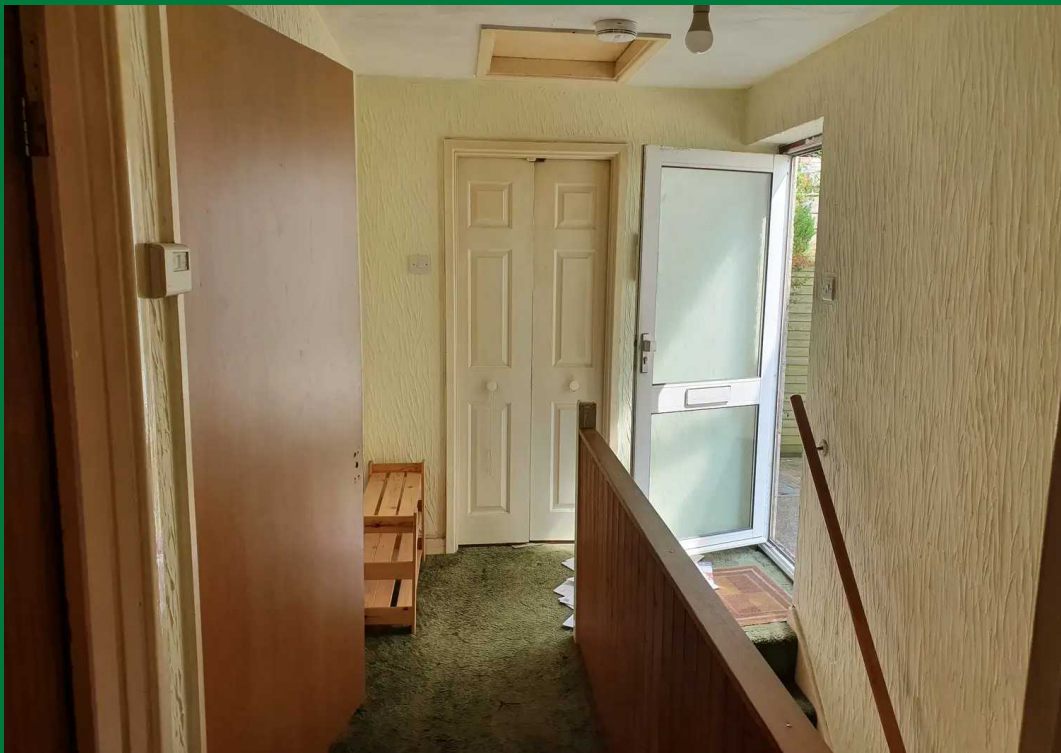
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



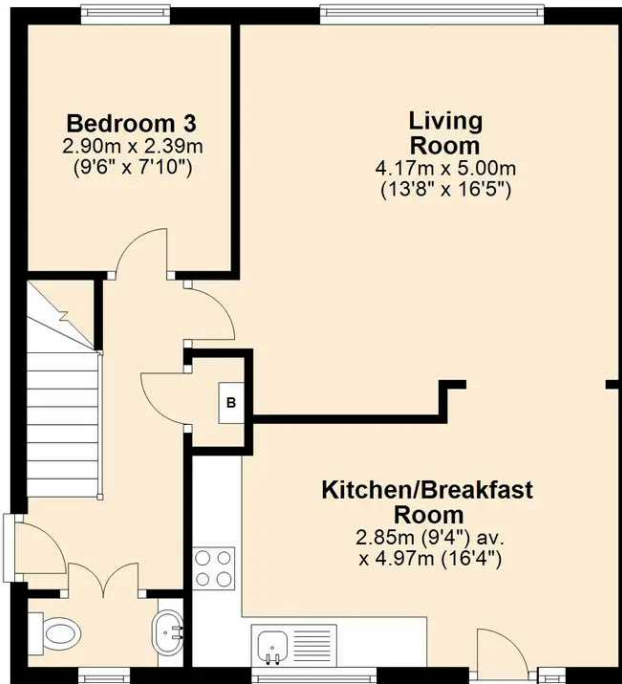
Lower Level

Approx. 33.2 sq. metres (357.9 sq. feet)



Upper Level

Approx. 51.9 sq. metres (559.2 sq. feet)



Total area: approx. 85.2 sq. metres (917.0 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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