22 Amis Walk, Horfield, Bristol, BS7 0BG

Offers In Excess Of £245,000

Situated in this purpose built development this delightful two bedroom house offers an excellent opportunity for a first time buy or investment.

- Two Double Bedrooms
- Use of Garage*
- Allocated Parking Space
- Communal Gardens
- Close to Gloucester Road

**The Property**
Situated in this purpose built development this delightful two bedroom house offers an excellent opportunity for a first time buy or investment. The downstairs of the property is a spacious open plan kitchen diner with plenty of room for relaxing, socialising and dining. The kitchen has integrated appliances including gas hob, splash back tiles and electric oven and space for freestanding dishwasher and washing machine. Additionally there is also a downstairs w/c and large storage cupboard.

The upstairs accommodates both bedrooms which have laminate wood style flooring and have capacity for free standing wardrobes with a pleasant outlook over the communal park area of the development. The main bathroom is also found upstairs and is fully tiled with a mains fed shower over bath completed with heated towel rail, w/c and hand basin.

Externally the property benefits from use of a garage* with parking in front for one car and use of communal gardens.
*Please contact agent for further information on the garage

**Location**
Amis Walk is located in a popular purpose built development on the Filton/Horfield Borders. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, affluent bars, pubs, cafes and restaurants. bus links are also widely available to Bristol City Centre which is approximately four miles away, not to mention excellent links to the motorway.

**Other Information**
Leasehold/Freehold:
Management Fee:

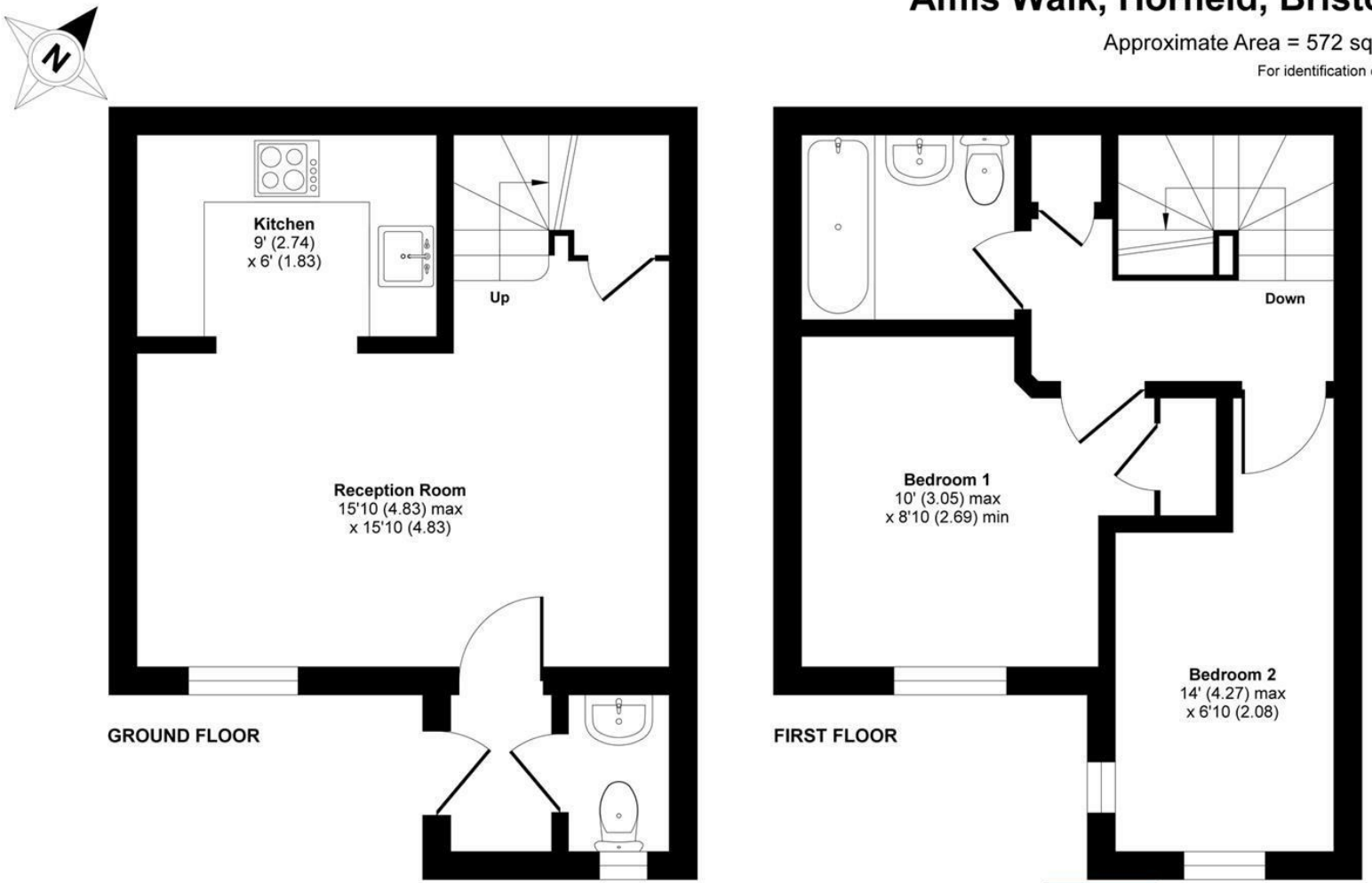
Council Tax Band: B

**Please Note**
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

# Amis Walk, Horfield, Bristol, BS7

Approximate Area = 572 sq ft / 53 sq m

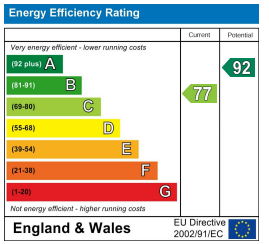
For identification only - Not to scale

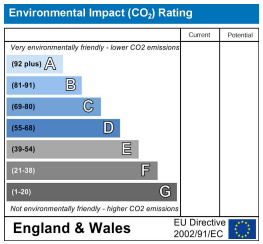



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 778415





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