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hollis morgan

4A Ambra Terrace Ambra Vale East, Cliftonwood, Bristol, BS8 4RG

Guide Price £460,000

Hollis Morgan - A well presented two double bedroom Victorian home with private courtyard garden situated moments Clifton Village.

- Period Terrace
- Open Plan
- Two Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Hotwells Primary School
- No Onward Chain
- New Roof

COVID UPDATE
Following Government advice (04.01.21) the housing market will remain open during the new lockdown in England.

Hollis Morgan are open for viewings and valuations whilst adhering to the latest social distancing and PPE rules.

Please contact us should you have any questions.

The Property
Upon entry you are greeted by a charming entrance hall which beckons you into light filled front to back open plan lounge/ dining area complete with solid wood flooring, sash window to front elevation and multiple fireplaces. A separate modern fitted kitchen is located to the rear, complete with integrated appliances, a range of matching wall and base units, laminated work tops, and gas combination boiler. The kitchen also provides access to a private courtyard garden.

To the first floor via a traditional staircase is a large family bathroom comprising separate bath, mains fed shower, basin and W.C. Bedroom one spans the width of the property and again benefits from a central sash window and period fireplace. A further double bedroom again substantial in size completes the accommodation.

Location
Cliftonwood and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Please Note
We endeavour to make our sales details accurate and reliable 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. 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.

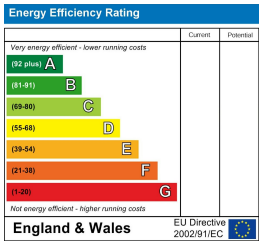
Ambra Vale East, Bristol, BS8

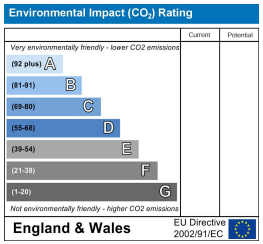
Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hollis Morgan. REF: 647297





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