



22 Amis Walk, Horfield, Bristol, BS7 0BG

£260,000

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
- 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 a garage with parking in front for one car and use of communal gardens.

### 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

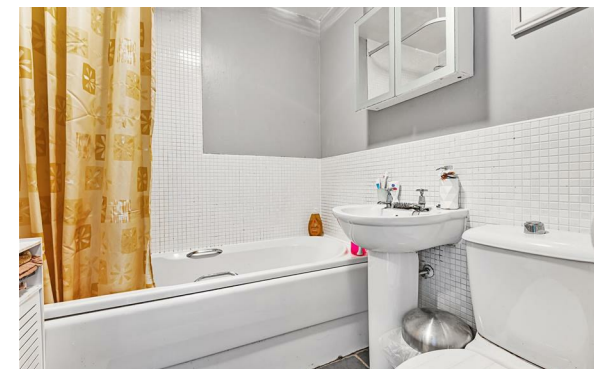
Leasehold/Freehold:

Management Fee:

Council Tax Band: B

### Please Note

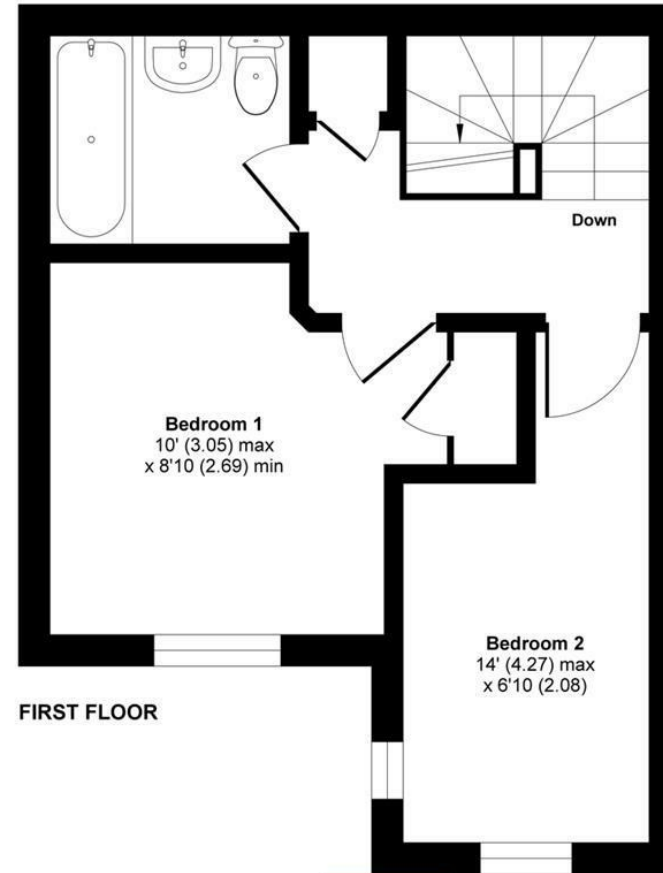
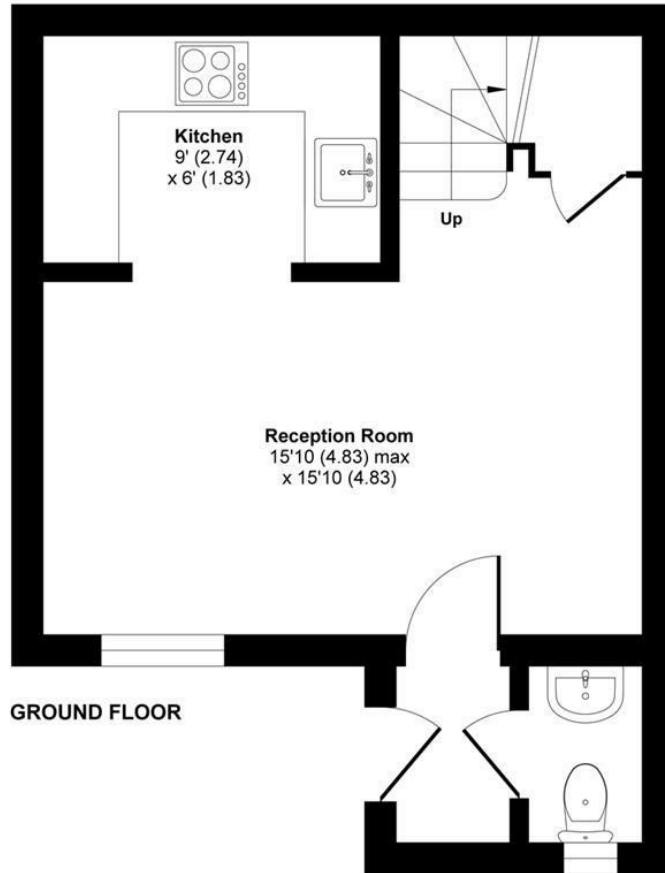
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Approximate Area = 572 sq ft / 53 sq m

For identification only - Not to scale



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



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>92</b>	(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>	(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

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