estate agents auctioneers

hollis morgan

15 Amis Walk, Horfield, Bristol, BS7 0BG

£350,000

A sizeable (1000 sq ft) and highly practical three story townhouse with garage and allocated parking.

- Exceptional Interior
- Modern Development
- Close Proximity to Gloucester Road
- Filton / Horfield
- Garage
- Parking
- 3 Bedrooms
- Excellent Local Amenities

Property Information
This fantastic example of a townhouse provides a combination of well-proportioned rooms and open plan living in an extremely desirable area.

Initially as you walk into the property you are welcomed by an open entrance hall which has a utility / coat room to the right, as well as internal access to your garage. You then have stairs leading up to the first floor.

Within the first floor you are welcomed into a wonderfully bright and expansive room, it has been thoughtfully decorated with living space to the left and dining to the right which can comfortably accommodate 6 guests around a dining room table. There are also two Juliet balcony balconies which elegantly add to the light drawn into the room.

The kitchen has been kept in excellent condition, it's equipped with a built-in fridge / freezer, tiled splashbacks, gas oven & hob with an array of wall and base units - The space also benefits from a partial island which allows for a breakfast bar setup.
This Floor also has a guest WC room.

On the second floor you have accommodation leading to three well appointed bedrooms that have been decorated fashionably - This floor also hosts a main 3-piece family bathroom.
The master bedroom includes an en suite, second bedroom comfortably accommodates a double bed and the third room works perfectly as a study or single room.

Additionally, the property also benefits from a single integrated garage & allocated parking space.

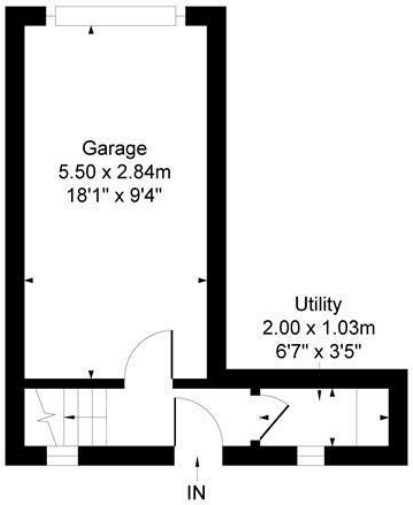
Location
Amis Walk is located in a popular purpose-built development on the Filton/Horfield Borders. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, affluent bars, pubs, cafes and restaurants. bus links are also widely available to Bristol City Centre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

Further Information
Tenure - Freehold
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.

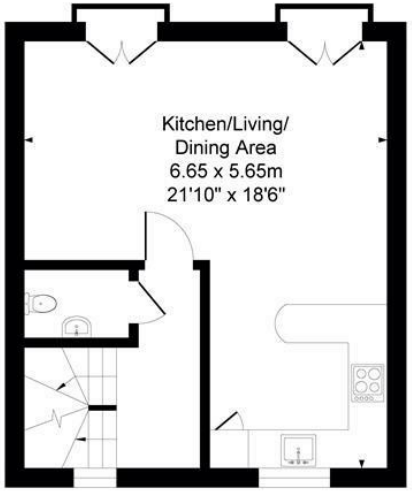
APPROX. GROSS INTERNAL FLOOR AREA 1044 SQ FT 96.94 SQ METRES

TOTAL APPROX. 228 SQ FT 21.14 SQ METRES



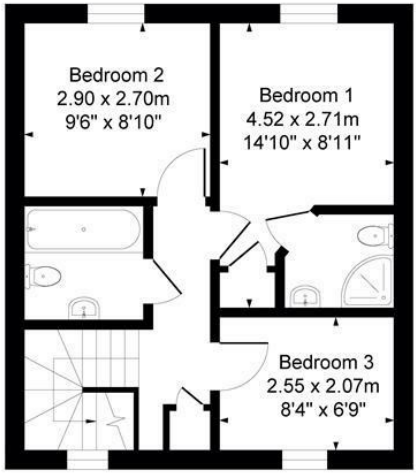
GROUND FLOOR

TOTAL APPROX. 404 SQ FT 37.57 SQ METRES



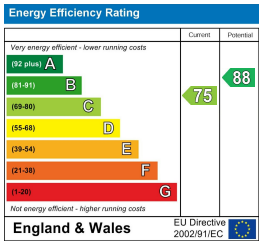
FIRST FLOOR

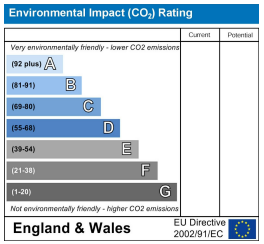
TOTAL APPROX. 412 SQ FT 38.23 SQ METRES



SECOND FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.





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