



Detached house with off-road parking & south-facing garden in BS8.

Ambra Court, Ambra Vale West, Bristol, BS8

£540,000 Freehold

savills

Detached modern house in Cliftonwood • Generous sitting room • Well-appointed kitchen • Principal bedroom with en suite • Two further double bedrooms & family bathroom • South-facing garden • Off-road parking / garage • Close to Clifton Village & the floating Harbour

Local Information

Cliftonwood lies to the West of Bristol's commercial centre and enjoys a cordial local community, easy access into Clifton Village and Bristol's floating harbour where there are a wide array of amenity including coffee shops and hosteleries including 'The Lion' gastro pub. Conveniently positioned for Temple Meads offering services to a number of cities nationwide. Bristol Airport offers flights to many European cities and some long haul destinations.

About this property

A light and bright modern detached house situated in a tranquil setting in Cliftonwood and enjoying far-reaching views towards Ashton Court.

Accommodation is set across two floors and benefits from a high degree of natural light throughout. A particular feature of the ground floor is the dual aspect sitting room with patio doors opening out to the enclosed garden and ample space for seating & dining. The well-appointed kitchen includes a range of wall and base units with integrated fridge freezer, oven, gas hob and extractor above & space for free-standing appliances. The principal bedroom is found on the

opposing side of the hall, with an en-suite shower room and in-built storage.

Stairs rise to the first floor where there are two further double bedrooms, both benefitting from far-reaching views towards Ashton Court. Both bedrooms are serviced by a three-piece family bathroom with overhead shower, WC, basin and heated towel rail.

The low-maintenance south-facing garden is predominantly paved with planted borders and boundary wall. There is gated access which is handy for bikes and plenty of space for outdoor storage. In addition, the property benefits from a garage measuring approximately 4.57m x 2.45m.

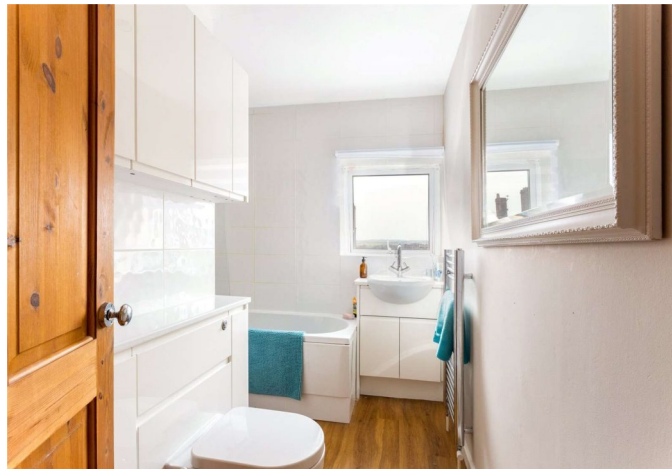
Tenure
Freehold

Local Authority
Bristol City Council

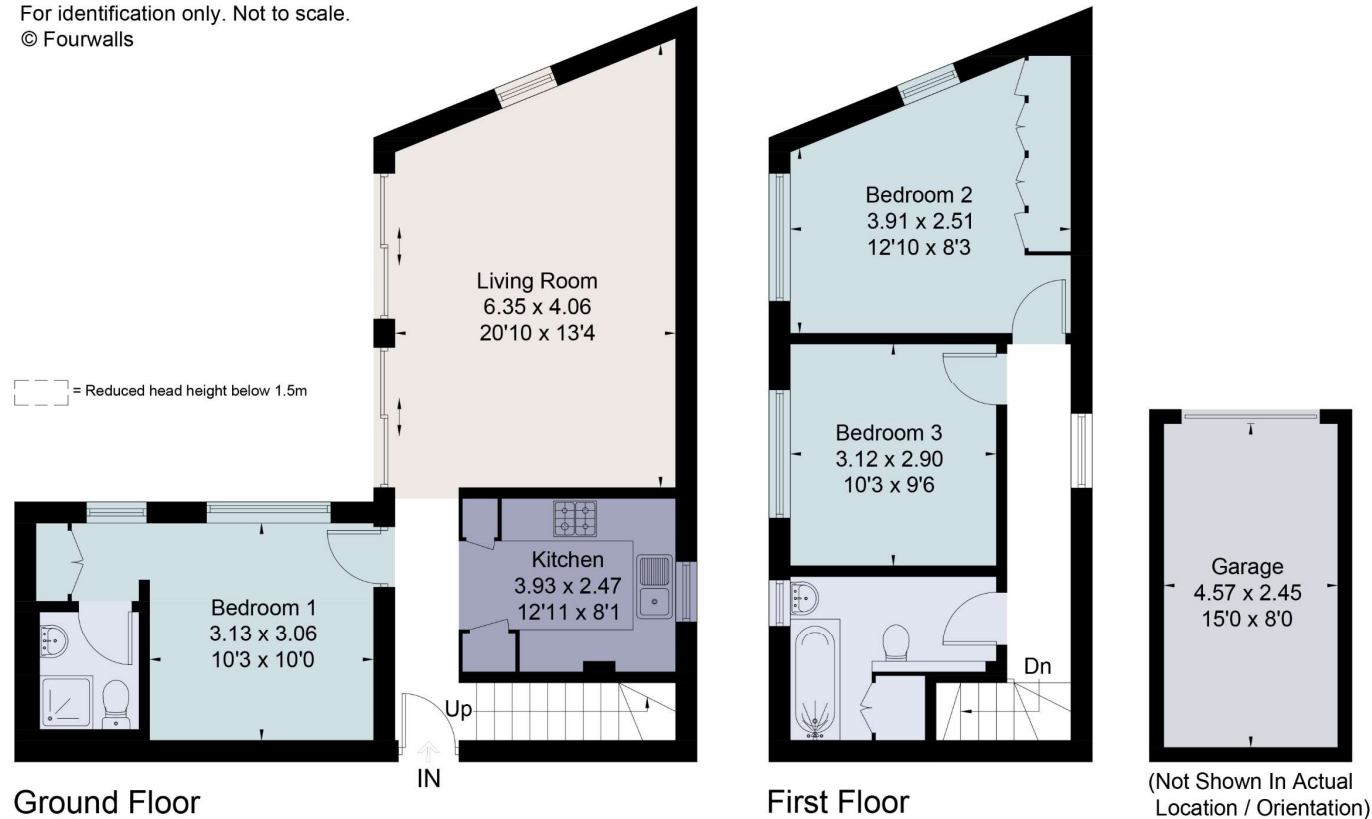
Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Tele: +44 (0) 117 933 5800.





Approximate Area = 88.3 sq m / 950 sq ft
Garage = 11.2 sq m / 120 sq ft
Total = 99.5 sq m / 1070 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 275827

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	82
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210406KYNL

