



A period townhouse with uninterrupted views.

Ambrose Road, Cliftonwood, Bristol, BS8

£699,950 Freehold



Four bedrooms • Sitting room • Kitchen/breakfast room • Utility/dining room • Sunny south-facing low-maintenance rear garden • Cityscape views • Residents parking • Flexible accommodation

About this property

An attractive period townhouse offering flexible accommodation across four floors. Ambrose Road is perfectly positioned within the family community of Clifton Wood. These iconic and colourful homes can be seen from a number of vantage points throughout the City. Number 18 is situated on the southern side of the road and benefits from panoramic views across Bristol's floating harbour and out to the Mendip Hills.

The accommodation is flexible and can be used in a number of ways. At hall floor level, an entrance hall provides access to two reception rooms with sash windows, working shutters and stripped wood flooring throughout. There are stunning views at the rear elevation which continue throughout the property. A central staircase descends to the lower ground floor. The generous kitchen/breakfast has a central island with four-ring gas hob, in-built oven and inset sink. There is space for free-standing appliances and a useful pantry cupboard. A large sash window provides a pretty outlook over the enclosed garden and allows ample natural light to pour in due to its southerly orientation. Beyond is a useful utility with plumbing for washing facilities. The dining room is at the front

elevation together with a door leading to the front courtyard.

Across the two upper floors are four bedrooms with further period detailing including ceiling rose and coving. The bedrooms are well-proportioned and serviced by a shower room on the first floor with basin, WC, shower cubicle and heated towel rail.

The south-facing rear garden is enclosed by boundary walls and enjoys uninterrupted views across the floating Harbour. There are a number of planted trees and shrubs, with further space for seating.

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. Telephone: +44 (0) 117 933 5800.

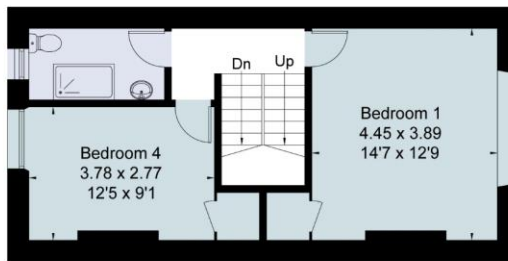




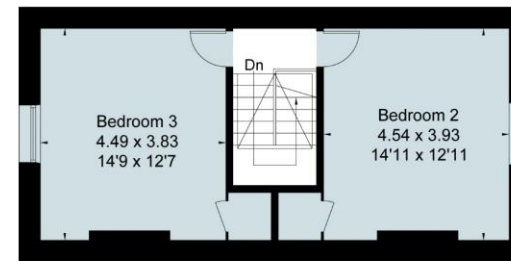
Approximate Area = 183.1 sq m / 1971 sq ft
Including Limited Use Area (4.9 sq m / 53 sq ft)
For identification only. Not to scale.
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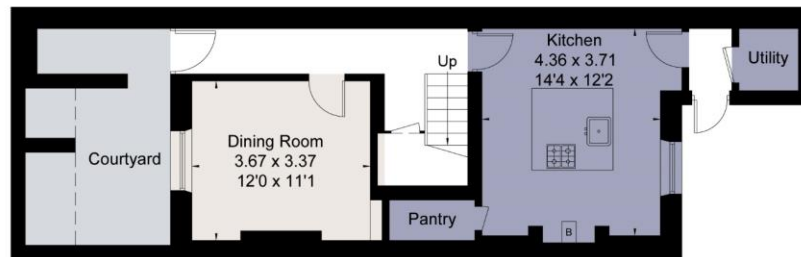
□ = Reduced head height below 1.5m



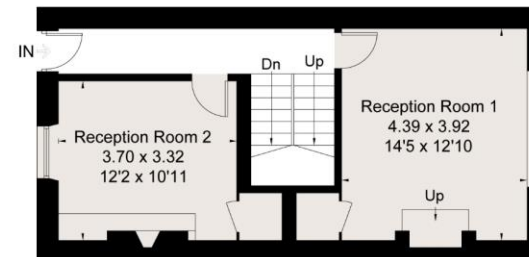
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Clifton Wood 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 hostleries. Hotwells Primary School is less than 500m away and there are a number of state and public schools within proximity. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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