



£350,000

Amble House Brookfield Lane, Cotham, Bristol, BS6 5PD

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A unique and individually designed home with an off road parking space.

Built in 2006 adjoining a Georgian building, this two story home is set on a cobbled back street, moments from the beating heart of Gloucester Road and Stokes Croft.

The front door to the property leads into a bright entrance hallway with a timber and glass roof. There are two steps down into an open plan living/ kitchen and dining area - a perfect space for entertaining.

At one end, is a carpeted sitting area with space for sofas with a panel glazed window to the side aspect. At the opposite end of the room is a kitchen fitted with a range of modern, white, wall and base units. Two windows and a glazed door link a decked courtyard garden which has a brick wall on one side.

Stairs rise to the first floor to an uplifting hallway with a atrium skylight window above. At the front is a carpeted double bedroom with a panel glazed sash window to the side and a high level rectangular window to the front. There are fitted wardrobes which incorporate a dressing table.

On the opposite side of the hallway is a recently renovated bathroom which comprises a white suite including shower and bath. A high level, rectangular window faces the rear.

Externally, there is a dedicated off-road parking space next to the building which is owned by the property. The central location is within 1 mile of the city centre and close to popular restaurants, cafes and bars.

This intriguing and well designed house offers an interesting alternative to other similar sized flats locally. Offered with no onward chain.







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Approximate Gross Internal Area = 68.38 sq m / 736.03 sq ft

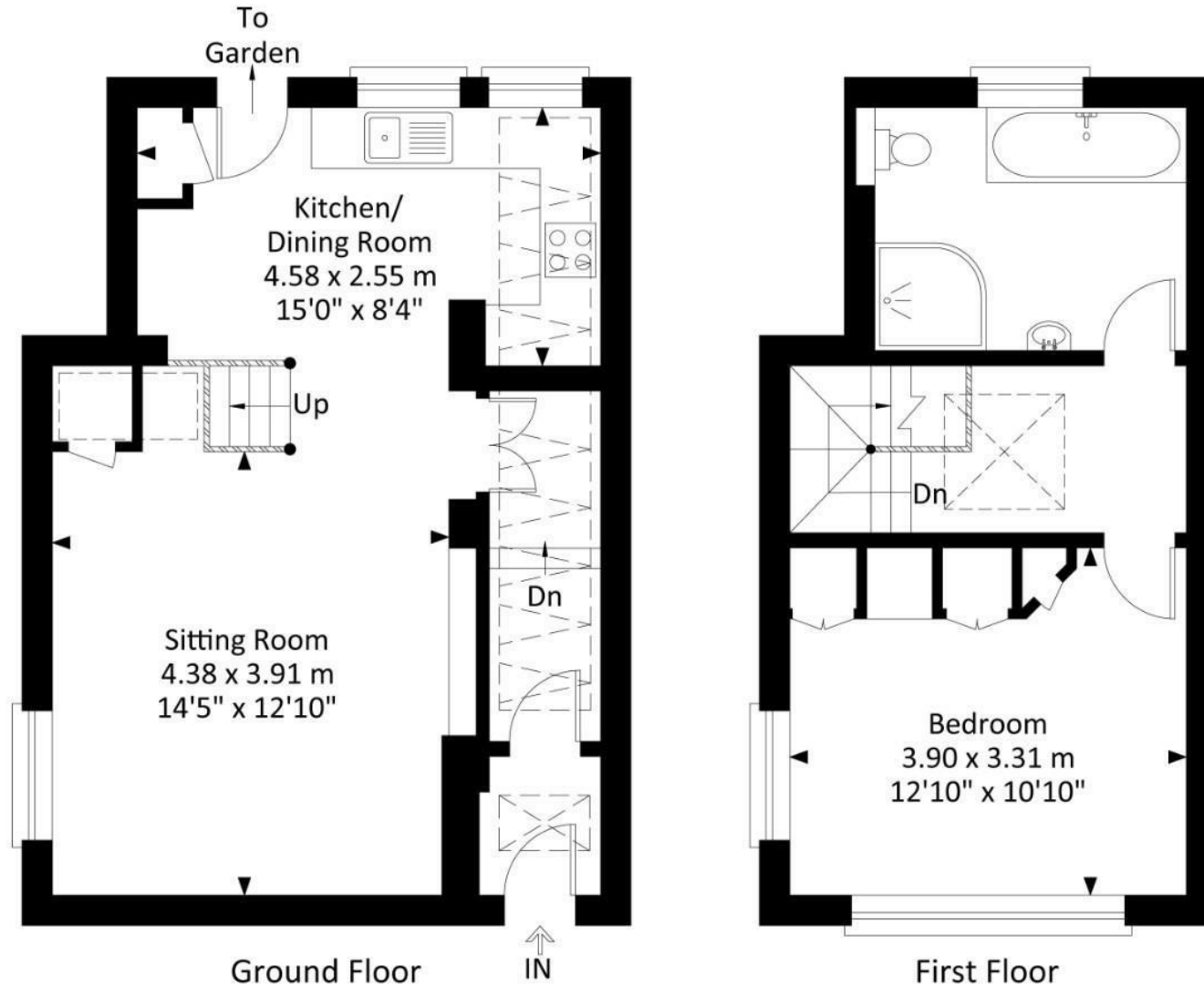


Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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