



Amberley, Dove Street
Guide Price £450,000

RICHARD
HARDING

Amberley, Dove Street

Kingsdown, Bristol, BS2 8NG

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A great opportunity to purchase a 3 bedroom modern freehold house in the heart of Kingsdown with the rare advantage of 2 off road parking spaces and a rear garden. No onward chain.

Key Features

- **Ground Floor:** entrance hallway with built in storage cupboard, double bedroom with en suite shower room/wc.
- **First Floor:** 17ft x 16ft open plan kitchen/dining/living space with skylight windows and sliding patio doors accessing the private rear garden, bedroom 2, bedroom 3, shower room/wc and boiler/airing cupboard.
- Gas central heating.
- Solar panels
- Located on Dove Street, close to the city centre and access to Gloucester Road/Stokes Croft.
- A well-located house, offering a great alternative to a large apartment, which is offered with no onward chain making a prompt move possible.

GROUND FLOOR

APPROACH: via a driveway providing off road parking for 2 cars, a rare asset in such a central location. The driveway leads up to the front door of the property.

ENTRANCE HALLWAY: (10'10" x 6'0" max) (3.30m x 1.83m) a welcoming entrance hallway with wood laminated flooring, inset spotlights, built in cloaks cupboard with coat hooks and housing fuse box for electrics, understairs recess with space for a tumble dryer, staircase rising to first floor landing, radiator and door leading off to bedroom 1.

BEDROOM 1: (11'2" x 10'6") (3.40m x 3.20m) a double bedroom with tall double glazed window to front, radiator, a generous recessed wardrobe and a sliding door accessing:-

En Suite Shower Room/wc: white suite with shower enclosure with system fed shower, low level wc and pedestal wash basin. Heated towel rail, inset spotlights and an extractor fan.

FIRST FLOOR

The staircase ascends into a large open plan kitchen/dining/living area.

KITCHEN/DINING/LIVING AREA: (19'4" x 17'8") (5.90m x 6.57m) a large light filled space with 3 skylight windows and sliding patio doors to rear accessing a rear garden. A modern fitted kitchen comprising base and eye level cupboards and drawers with wood block style worktop over. Integrated appliances including a fridge/freezer, oven, 4 ring gas hob, washing machine and slimline dishwasher. Radiators. Doors leading off to bedroom 2, bedroom 3/study, shower room/wc and boiler cupboard housing a Vaillant gas central heating boiler.

BEDROOM 2: (10'8" x 8'8") (3.24m x 2.63m) a double bedroom with double glazed window to front and a radiator.





BEDROOM 3/STUDY: (8'7" x 7'7") (2.61m x 2.30m) a single bedroom or home office with double glazed window to front, radiator and recessed wardrobes.

SHOWER ROOM/WC: white suite comprising low level wc, shower enclosure, wash hand basin, heated towel rail, part tiled walls.

OUTSIDE

DRIVEWAY OFF ROAD PARKING: the property has the rare advantage of off road parking for two cars at the front of the property.

REAR GARDEN: (approx. 21ft x 14ft) (6.40m x 4.27m) an enclosed rear decked garden attracting plenty of sunlight due to the low pitch on the roof of the building and the garden effectively being at first floor level. The garden provides perfect outdoor seating and barbequing area and there is outdoor lighting, power sockets, a tap and raised planters.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

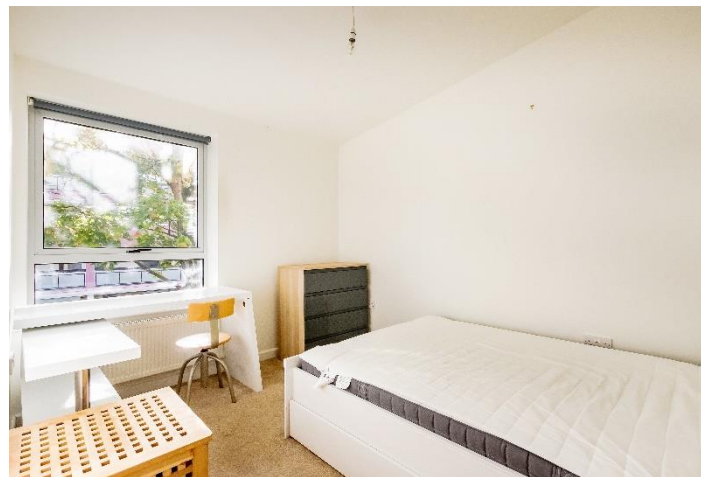
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: C

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable 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. 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 contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you acts.

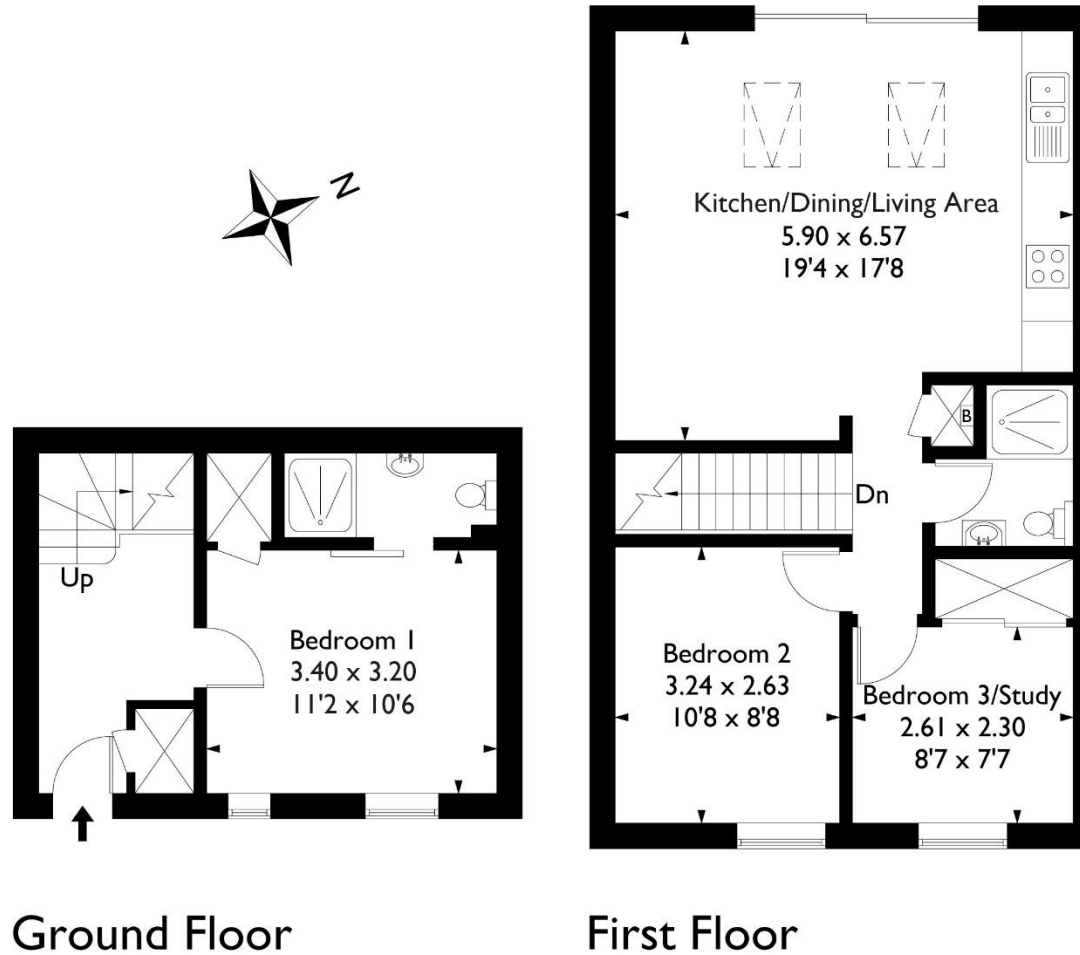
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 85 B	← 86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



Amberley, Dove Street, Kingsdown, Bristol BS2 8NG

Approximate Gross Internal Area = 71.32 sq m / 767.68 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.