



17 Amberlands Close, Backwell

Guide Price £305,000



17 Amberlands Close

Backwell, Bristol

This well presented three bedroom mid terraced home offers a wonderful opportunity to step into village life. Set along a shared pathway, the home welcomes you with its hidden location and thoughtful layout, yet within minutes walk of amenities and excellent transport links.

Upon entering, you are greeted by a practical coat storage cupboard and a stylishly refitted downstairs WC. The hallway flows into a spacious, open plan lounge featuring a cosy gas fire, a perfect spot to unwind. The living area then leads seamlessly into a bright and modern kitchen diner, fitted with sleek grey base units, an integrated oven with gas hob, and space for appliances. Large patio doors allow natural light to flood in and open onto the private, south facing rear garden, ideal for alfresco dining or a peaceful retreat.

Upstairs, the home offers three well-proportioned bedrooms, accompanied by a tastefully refitted family bathroom.

The rear garden is fully enclosed by timber fencing, making it both private and secure, a great space for families, pets, or simply relaxing outdoors. The property also includes a garage in a nearby block and an allocated parking space.

Situated within easy reach of local village amenities and excellent transport links, this home has been thoughtfully renovated by the current owner. With double glazing throughout and gas central heating, it's ready for you to move in, unpack, and enjoy.



17 Amberlands Close

Backwell, Bristol

- Mid terrace home
- Offered with No Onward Chain
- Three bedrooms, family bathroom and downstairs WC
- Open plan lounge with kitchen/ diner
- South facing enclosed rear garden
- Walking distance of amenities and excellent transport links
- Garage & allocated parking
- EPC Rating C

Backwell

Backwell, a hidden gem in North Somerset, offers an idyllic lifestyle with its charming landscapes and warm community. Nature lovers can explore rolling hills, fields, and woodlands, with Nailsea Moor and Backwell Lake providing wildlife spotting and peaceful retreats. Families thrive in the nurturing community, supported by excellent schools and a vibrant village centre with local shops and cafes. Connectivity is convenient, with a railway station and easy access to Bristol and other major cities, including London. Backwell combines rural tranquillity with modern amenities, creating a fulfilling and balanced lifestyle.



Kitchen/ Diner

15' 11" x 10' 5" (4.84m x 3.18m)

Lounge

15' 11" x 14' 11" (4.85m x 4.55m)

W.C

6' 2" x 2' 8" (1.89m x 0.81m)

Bedroom 1

12' 0" x 9' 1" (3.67m x 2.76m)

Bedroom 2

10' 4" x 9' 1" (3.15m x 2.77m)

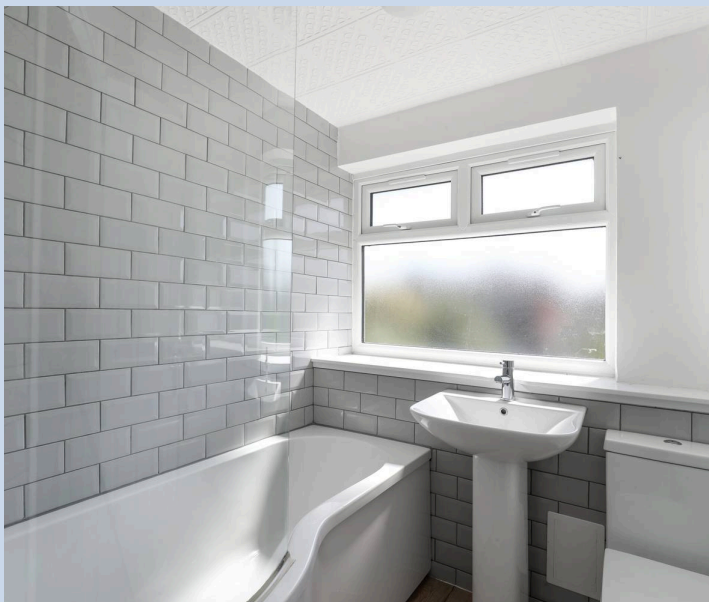
Bedroom 3

8' 11" x 6' 6" (2.73m x 1.99m)

Family Bathroom

6' 6" x 6' 2" (1.97m x 1.88m)

Garage



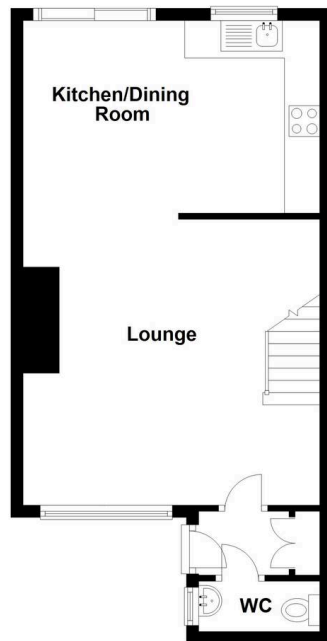
Council Tax band: C

Tenure: Freehold

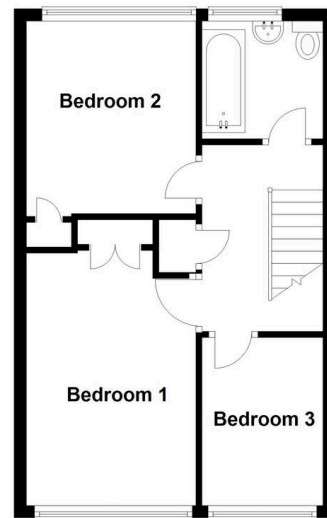
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Ground Floor




First Floor



17 Amberlands, Backwell

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

