



Amberley Road, Patchway Bristol BS34 6BZ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Amberley Road, Patchway Bristol

This 3/4 bedroom semi-detached home boasts incredible space, impressive garden measuring in excess of 70 feet, driveway and garage. There is exceptional potential to customise and remodel dependant on your specific requirements. Please contact us for more information. (NO CHAIN).

Amberley Road Entrance

Two double glazed doors conveniently grant entry. The primary door leads into the expansive hallway and the second door leads into the kitchen.

Hallway

11' 8" max x 10' 7" max (3.56m max x 3.23m max)
The spacious 'L-Shaped' hallway instantly accentuates the feeling of size and space throughout. Finished with carpet, pendant lights and radiator. Leads to all areas and includes storage cupboard.

Living Room

12' 9" max x 15' 6" max (3.89m max x 4.72m max)
The well proportioned living room looks out over the glorious garden and benefits from tremendous light. The space is complete with carpet, pendant light and sliding glazed door(s). Here a further doors leads to the staircase to the top floor.

Kitchen

10' 4" max x 9' 11" max (3.15m max x 3.02m max)
Again this space benefits from garden views. Complete with wall and base units and space for white goods. The Worcester combination boiler is wall mounted to the side.

Bedroom 1

12' 8" max x 10' 6" max (3.86m max x 3.20m max)
Bedroom 1 offers good dimension and features a bay window to the front aspect and fitted wardrobes. Finished with carpet and pendant light.

Bedroom 2

10' 2" max x 9' max (3.10m max x 2.74m max)
Again well presented with bay window to the front aspect. Finished with carpet, pendant light and grey

paint finish. Potential option as a dining room.

Stairs Leading Upwards

Finished with carpet and wooden handrail.

Bathroom 1 Ground Floor

6' 2" max x 6' 11" max (1.88m max x 2.11m max)
Well presented three piece bathroom with shower attachment over bath. Complete with a window to the side aspect, wood effect laminate flooring and tiled walls.

Landing

10' 5" max x 11' 9" max (3.17m max x 3.58m max)
Extremely spacious landing leading to all areas and window to the side. The space offers opportunity....possibly a study area of potential a room by adding a partition. (Subject to usual regulations and permissions).

Bedroom 3

10' 2" max x 9' 11" max (3.10m max x 3.02m max)
Finished with carpet and pendant light. Plenty of space for additional furniture and benefits from glorious light and garden views.

Bedroom 4

10' 5" max x 14' 11" max (3.17m max x 4.55m max)
As per bedroom 3 with lovely garden views.

Bathroom 2

6' 2" max x 5' 4" max (1.88m max x 1.63m max)
The top floor bedroom add further convenience and is complete with side window, shower cubicle, WC and basin. Finished with radiator and tiled walls.

Studio/Roof Room

12' 9" max rh x 10' 8" max rh (3.89m max rh x 3.25m max rh)

This working space leads away from the top landing. The superb room with further space along the eaves grant a total of over 21 feet. The room also leads upward the further loft space above Bedroom 3 and 4.

Exterior Garage

20' 6" max x 10' 8" max (6.25m max x 3.25m max)
The spacious garage with up-and-over doors benefits from a tiled roof, concrete floor, workbenches and power and lighting. There is also double glazed windows to the side plus door. The overall space offers flexibility and potential change of use dependant on regulations and permissions.

Garden

The impressive garden is predominantly lawned and in great condition. There is a paved space adjacent to the property ideal for alfresco dining for example. The garden boundaries feature well kept herbaceous borders with wild space beyond and a small seasonal stream beyond.

The garden leads directly to side pedestrian access into garage and there is a wooden shed behind.

Driveway

Extensive driveway running alongside the property leading to the garage at the rear. In excess of 70 feet and space for multiple vehicles.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



welcome to
Amberley Road,
Patchway Bristol

- Four Bedroom Semi-Detached Property
- Lawned Garden with Patio Space in Excess of 70 Feet
- Detached Garage with Tiled roof, Lighting and Power.
- Internal Roof Room / Studio / Workshop
- Great Location / Access to Amenities / Transport Links / Major Employers / Schools

Tenure: Freehold EPC Rating: D

£375,000



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Property Ref:
STG109354 - 0002

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