



AMBERLEY CLOSE
DOWNEND, BRISTOL, BS16 2RR

£425,000



3



2



1



C



GROUND FLOOR

Entrance Hall

Lounge

17'11 x 13'1 max

Dining Area

11'6 x 9'11

Kitchen

10'9 x 8'9

Shower Room

6'0 x 5'11



FIRST FLOOR

Landing

Bedroom One

13'7 x 13'2 max

Bedroom Two

13'2 x 12'1

Bedroom Three

8'9 x 8'9

Bathroom

6'4 max x 5'5

WC

5'6 x 2'10

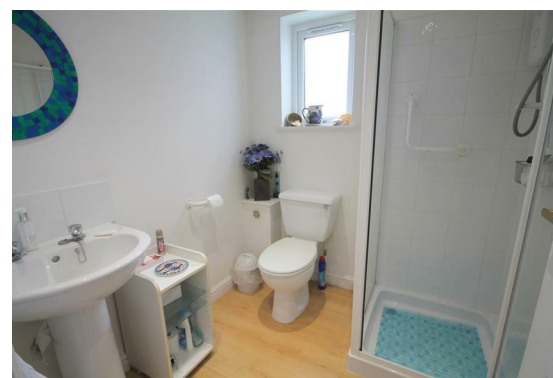
EXTERNAL

Front Garden

Rear Garden

Garage

Drive



NO ONWARD CHAIN

M.Coleman Estate Agents are pleased to have the rare opportunity to market this three bedroom semi-detached property situated in a sought after cul-de-sac. Arranged over two floors and offering the perfect opportunity for a buyer looking to make their mark on their next home. The accommodation comprises, on the ground floor, a spacious hall that gives an immediate impression of the space that continues throughout.

The open plan lounge/dining rooms extends across the entire width of the property and is flooded with natural light, French doors lead out to the garden. A door leads from the dining area into the kitchen which has a range of wall and base units, space for a cooker and plumbing for a washing machine. There is a useful pantry style cupboard and doorway leading to a side lobby with space for a fridge freezer, storage cupboard and door to the drive.

Additionally there is also a ground floor shower room accessed from the hall. Accessed from a central landing the first floor accommodation comprises three bedrooms, two of which are well proportioned doubles with both boasting fitted storage. There is fully tiled bathroom with dual aspect windows and a separate WC.

Externally the mature rear garden is fully enclosed with gated access to the side; predominantly laid to lawn there are two paved patio areas. To the front is a drive which offers off road parking and leads to the detached single garage.

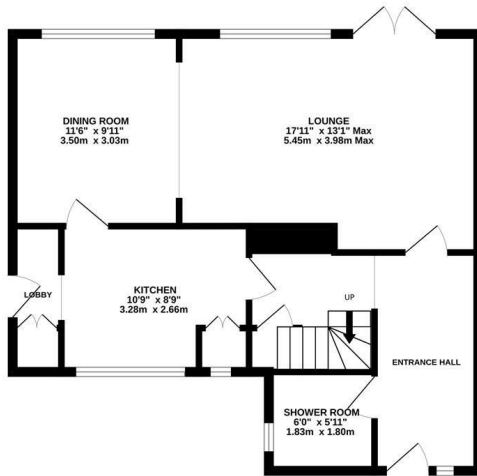
Situated in a quiet cul-de-sac close to the Frome Valley conservation area, the property is within easy reach of the local amenities of Downend and Frenchay providing a variety of shops and bus routes to the centre of Bristol as well as popular primary and secondary schools.

With such easy access to the motorway networks of the M32/M4 and M5, Bristol Parkway Railway Station it could perfectly suit the busy commuter.

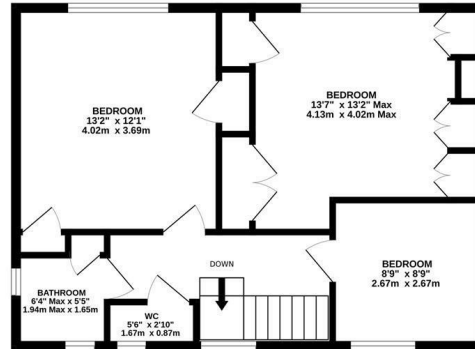


FLOOR PLAN

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



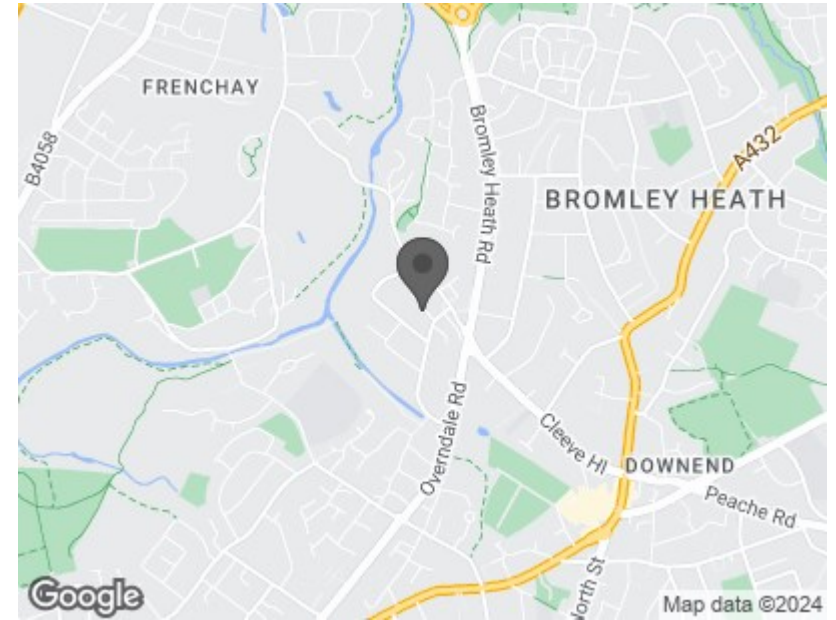
1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.