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hollis morgan
9 Ambra Vale South, Cliftonwood, Bristol, BS8 4RN
£450,000

A charming terraced Victorian family home within easy walking distance of Clifton Village.

- Clifonwood location
- Victorian terraced house
- Period features
- Two double bedrooms
- Upstairs bathroom
- Courtyard garden
- No Onward Chain

The Property
This charming 19th-century Victorian home forms part of a colourful terrace in Cliftonwood and is brimming with character and period features.
The accommodation is arranged over two floors, comprising a welcoming living room, separate dining room and galley-style kitchen on the ground floor. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from a delightful, enclosed courtyard garden, providing a private and peaceful space in which to relax or entertain.
Upon entering the property, you are immediately welcomed by the character and charm of the living room, which features wooden flooring, decorative cornicing, a ceiling rose and a stunning fireplace housing a wood-burning stove.
Adjacent to the living room is a spacious dining room, also featuring wooden flooring and French doors opening directly onto the enclosed courtyard garden. This attractive outdoor space offers a tranquil setting, ideal for al fresco dining or entertaining friends and family.
Leading off the dining room is a thoughtfully designed galley-style kitchen, where the available space has been cleverly utilised to provide ample storage. The kitchen is fitted with an attractive range of light blue wall and base units, together with an electric hob, extractor fan, microwave and fridge.
A staircase leads to the first floor, where the impressive principal bedroom spans the full width of the property. This spacious room benefits from a beautiful cast-iron fireplace and fitted wardrobes. The second double bedroom also offers useful fitted storage, while the accommodation is completed by a family bathroom fitted with a three-piece suite comprising a bath with shower over, pedestal wash basin and WC.
This characterful Victorian home combines charming period features with practical living accommodation and a delightful private courtyard garden.

Location - Cliftonwood
Cliftonwood with its brightly coloured townhouses and harbour views is amongst the most sought after locations in the City. Cliftonwood offers an alternative to nearby Clifton Village with a stronger sense of community whilst still benefiting from the excellent nearby amenities in the Village, Whiteladies Road and the Triangle with independent shops, boutiques, cafes, bars and restaurants. Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Other Information
Leasehold.
Management Fee:
Council Tax Band: C

Please Note
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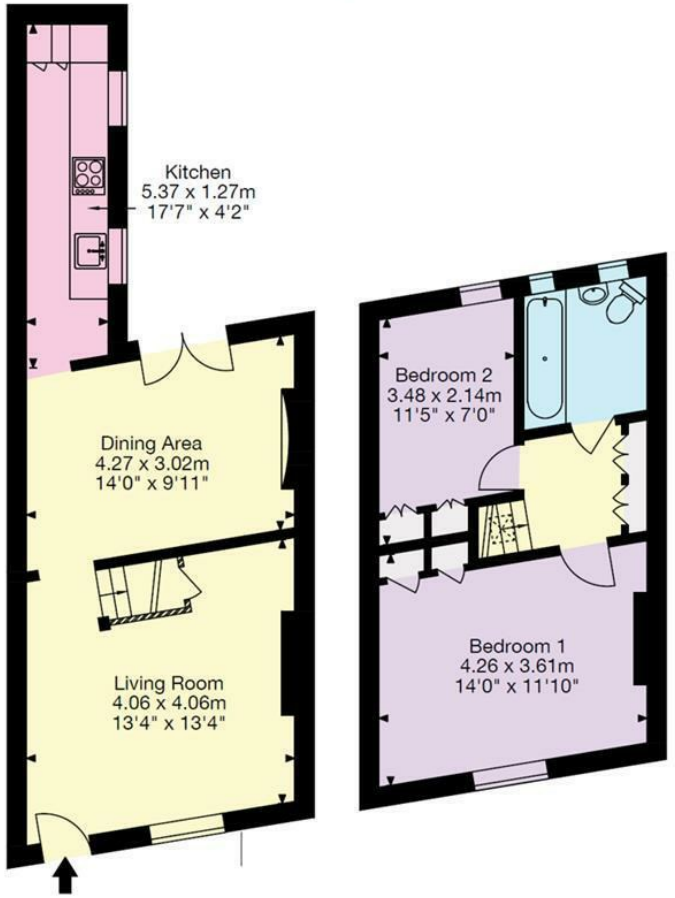





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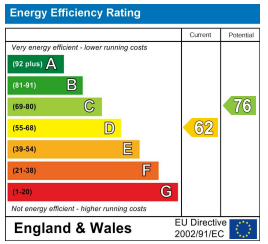
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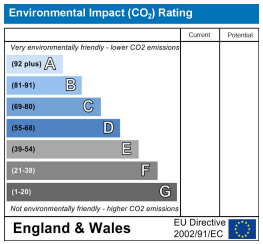
Approximate Gross Internal Floor Area
Total Area = 68 sq m/732 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2021.





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