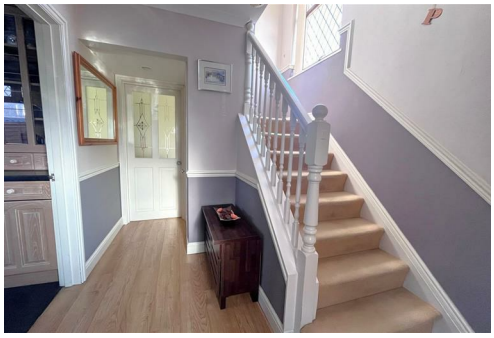








133 AMBLESIDE AVENUE, SOUTHMEAD BS10 6HE

ASKING PRICE £355,000

LOCATION

Southmead hospital, Airbus and the MoD are all within reach by bike, car or foot. Westbury on Trym is also just a distance away, there are a number of independent bars, restaurants & cafés as well as local shops & amenities. There are sought after schools within close proximity, Little Mead Academy is only a few minute's walk away. The M5 motorway junction, the mall, retail parks and supermarkets at Cribbs Causeway are just 2.6 miles away.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

GROUND FLOOR

The property is approached via a private driveway, with an entrance door opening into a generous hallway featuring useful understairs storage and providing access to the ground-floor rooms.

The kitchen is fitted with a modern range of units and offering ample preparation and storage space. with Integrated appliances. The kitchen opens directly into the rear extension.

The open plan living room at the rear of the house offers an excellent space for family meals and entertaining with double-glazed windows and bi folding doors providing access out to the rear garden. The room also connects conveniently with the sitting room.

Positioned to the front, the sitting room is a comfortable and well-presented reception space, enjoying views onto the private driveway through a double-glazed window. Its proportions allow plenty of room for relaxing and everyday family living.

FIRST FLOOR

The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom.

The principal bedroom is a generous double, positioned to the rear of the property and enjoying pleasant views across the garden.

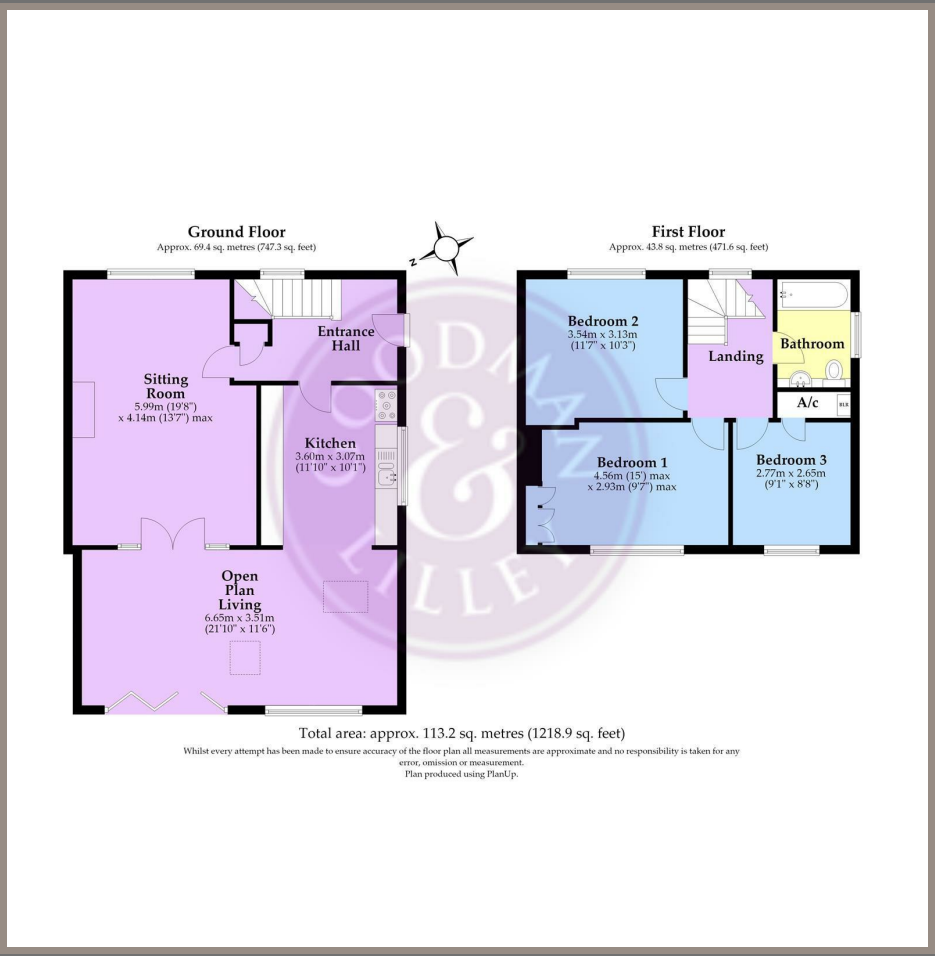
Bedroom two is another double room, featuring double glazing and a radiator, while the third bedroom offers excellent flexibility as a child's bedroom, guest room or home office.

The family bathroom is finished with a stylish contemporary three-piece suite, complemented by a frosted double-glazed window to the side of the property.

OUTSIDE

To the front, the property is set back from the road behind a private gated driveway, providing valuable off-street parking. A side access gate leads through to the rear garden.

The rear garden is a real feature of the home, offering generous proportions and having been well maintained. The garden offers plenty of space for outdoor dining, entertaining and family enjoyment.



Total area: approx. 113.2 sq. metres (1218.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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- Attractive three-bedroom family home
- Extended ground floor accommodation
- Private driveway providing off-street parking
- Popular and convenient BS10 location
- Wonderful rear garden
- Well-presented throughout

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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