56 Ambra Vale East, Cliftonwood

Guide Price £700,000

RICHARD HARDING

56 Ambra Vale East,

Cliftonwood, Bristol, BS8 4RE

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An elegant and inviting period town house situated on the sunny side of a sought after road in the heart of Cliftonwood, equidistant between Clifton Village and Bristol's harbourside. Offering versatile and well-presented accommodation including a sociable kitchen/breakfast room leading out onto a sunny south facing rear garden.

Key Features

- Wonderful location in the heart of Cliftonwood, an enchanting area with a strong sense of community. Situated less than a hundred of metres of the Lion gastro pub and local park, as well as being highly convenient for access to Clifton Village, the ever improving harbourside area and central Bristol.
- Flexible accommodation allowing one to arrange the interior layout to suit their individual requirements, currently occupied by a family and arranged as 4 bedrooms (1 with en-suite), 2 good sized reception rooms, family bathroom and a kitchen/breakfast room.
- South facing low maintenance level garden, perfect for outdoor seating and entertaining.
- A superb home in a lovely location with a fresh and modern interior.

GROUND FLOOR

APPROACH: via the main front door leading into the house from pavement level.

ENTRANCE VESTIBULE: (**4'1" x 3'3"**) (**1.24m x 0.99m**) high ceilings, ceiling coving, high level gas meter, floor mat and a stained glass door leading through into the entrance hallway.

ENTRANCE HALLWAY: central staircase rising up to the top floor landing and descending down through the property, high ceilings with ceiling coving, feature archway, ceiling rose, radiator and telephone point. Doors leading off to bedroom 3 and bedroom 4.

BEDROOM 3: (**14'1" x 11'5"** max into chimney recess) (**4.29m x 3.48m**) generous double bedroom with high ceilings, ceiling coving and picture rail, large sliding sash style double glazed window to rear, period cast iron fireplace and a radiator. Double doors accessing:-

En-Suite Shower Room/WC: (**8'5" x 3'0"** max) (**2.57m x 0.91m**) white suite comprising shower enclosure with system fed dual headed shower, low level wc and wash hand basin with tiled splashbacks and cabinet beneath, chrome effect heated towel rail, inset spotlights and extractor fan. Tiled floor and part tiled walls.

RECEPTION 3/BEDROOM 4: (front) (**12'3" x 11'4"**) (**3.73m x 3.44m**) currently arranged as a home office, but could be a double bedroom if required. Built in book and bicycle store, coat hooks and radiator.

TOP FLOOR

LANDING: a spacious landing with high ceilings and skylight window flooding the landing and stairwell with natural light. Doors off to bedroom 1, bedroom 2 and family bathroom/wc.

BEDROOM 1: (rear) (**14'9"** max into chimney recess **x 11'8"**) (**4.50m x 3.55m**) a double bedroom with high ceilings, ceiling coving and ceiling rose, double glazed sash window to rear offers breath-taking views over rooftops of neighbouring buildings towards Bristol's harbourside and the countryside in South Bristol and Dundry hill beyond. Radiator and door accessing recessed wardrobe.

BEDROOM 2: (front) (**12'5" x 9'10**) (**3.78m x 3.00m**) double bedroom with high ceilings, radiator, sliding double glazed sash style window to front and a door accessing recessed wardrobe.

FAMILY BATHROOM/WC: (**8'10" x 4'9"**) (**2.69m x 1.45m**) a white suite comprising panelled bath with mixer taps and system fed shower over and folding glass shower screen, low level wc, wash hand basin with cabinet beneath and over, high level skylight window providing natural light, part tiled walls, tiled floor and extractor fan.

LOWER GROUND FLOOR

LANDING: with staircase continuing down to the basement level and doors leading off to the sitting room, reception 2/playroom and shower room/wc.

SITTING ROOM: (rear) (**14'0"** max into chimney recess **x 11'6"**) (**4.27m x 3.50m**) a good sized sitting room with large sliding sash style south facing double glazed window to rear, feature fireplace with log burning stove, high ceilings with ceiling coving, central ceiling rose, picture rail and a radiator. Door accessing recessed storage cupboard.

RECEPTION 2/PLAY ROOM: (**11'6" x 8'11**) (**3.50m x 2.72m**) a high level glazed panel providing natural light, high level meter cupboard, wood laminated flooring, radiator and a door accessing recessed storage cupboard.

UTILITY/WC: (**7'10" x 4'6"**) (**2.39m x 1.37m**) eye level cupboards, roll edged worktop with inset Belfast style sink with mixer tap, undercounter washing machine and tumble dryer, fully tiled walls, extractor fan, wood effect flooring, low level wc.

BASEMENT LEVEL

LANDING: with useful recess beside the stairs, understairs storage cupboard and a radiator. Door opening through to:

KITCHEN/BREAKFAST ROOM: (**13'7" x 11'4"**) (**4.13m x 3.44m**) a stylish modern fitted kitchen/dining space with a range of base and eye level cream coloured kitchen units with woodblock worktop and inset 1½ bowl sink and drainer unit, integrated Neff dishwasher, integrated washing machine, appliance space for range cooker with built in chimney hood over, integrated larder style separate fridge and freezer, recessed walk in storage cupboard, ample space for breakfast table and chairs, stone tiled flooring, inset spotlights and a radiator. Double glazed double doors providing direct access out onto a sunny southerly facing town garden.

OUTSIDE

REAR GARDEN: (approx. **15'0" x 13'6"**) (**4.57m x 4.11m**) laid to artificial lawn for ease of maintenance, this garden attracts much of the day's sunshine and provides a sunny space for outdoor seating and entertaining.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

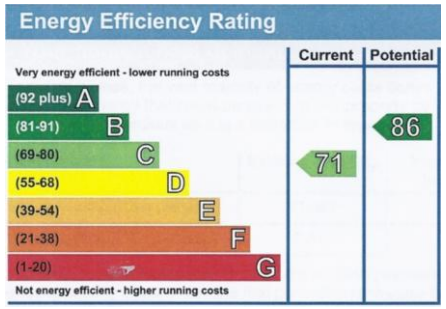
TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

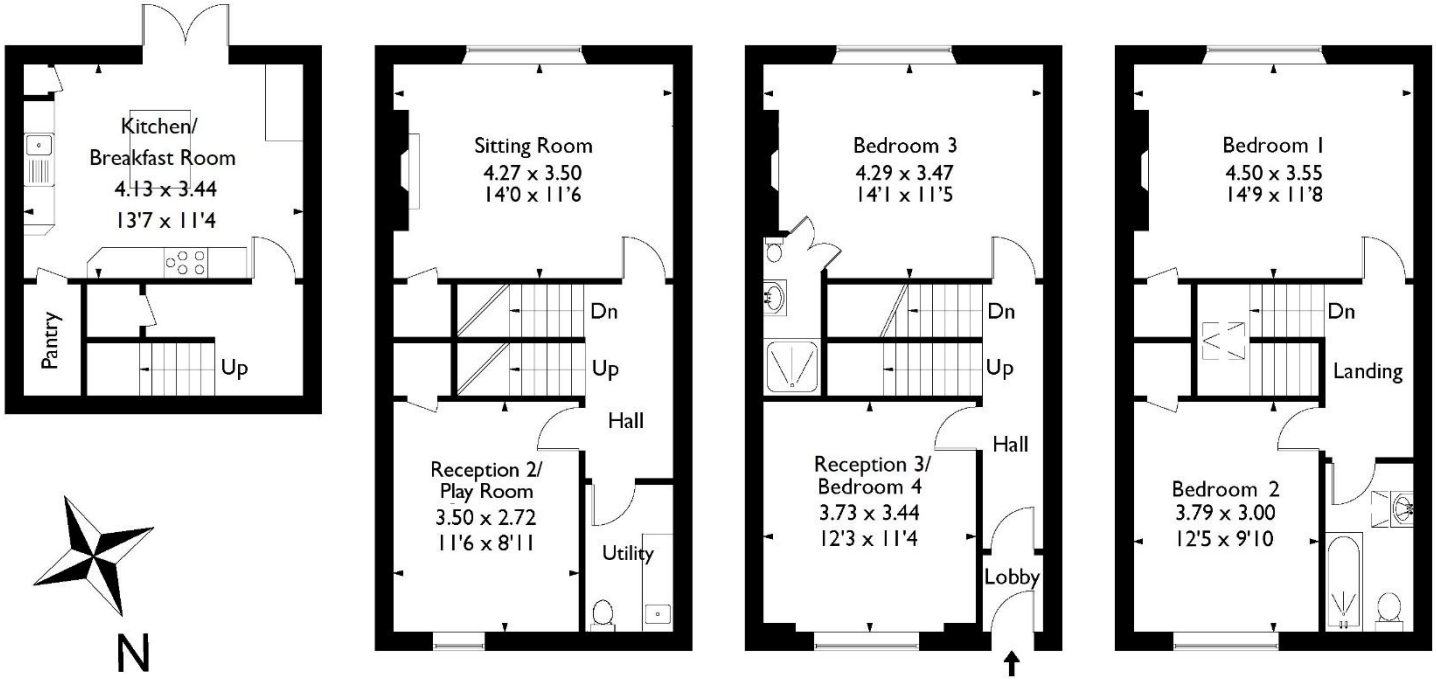
   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Ambra Vale East, Cliftonwood, Bristol, BS8 4RE

Approximate Gross Internal Area = 149.37 sq m / 1607.80 sq ft



Basement | Lower Ground Floor | Ground Floor | First Floor

This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

122-124 Whiteladies Road Clifton Bristol BS8 2RP
01179 466690 | sales@richardharding.co.uk