



28 Ambrose Road, Cliftonwood
Guide Price £650,000

RICHARD
HARDING

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Cliftonwood, Bristol, BS8 4RJ

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Enjoying spectacular southerly views over Bristol's harbour and many skyline features; a most appealing, mid-terraced Victorian period town house offering spacious 2 double bedroom, 2 bath/shower room accommodation with balcony and sunny south facing rear garden.

Key Features

- Ambrose Road forms part of a distinctive terrace of early Victorian houses, offering flexible accommodation arranged over four floors.
- Without question the most salient feature which separates this from surrounding properties is the remarkable panoramic view to the rear elevation, very special at New Year's Eve/Guy Fawkes' night and Bristol's International Balloon Fiesta.
- An attractive town house with high ceilings and an abundance of period features including exposed wooden floorboards, ornate moulded cornicing and period fireplaces. Wooden double glazed windows and doors throughout.
- Enjoying a quiet and tranquil setting away from the hurly burly of the fashionable Clifton Village and yet providing ease of access. Clifton enjoys an enviable reputation with an eclectic and diverse range of boutique shops, bars, restaurants and further essential services. The architecture is varied and striking with 400 acres of open space found on the Downs just under a mile away. There are also a number of excellent nurseries, primaries and secondary schools in the vicinity making it a popular area for family buyers. The city centre/harbourside is easily accessible by foot. The nearby Lion Pub is popular and there are two play parks within walking distance.
- **Ground Floor:** entrance hall, sitting room with south facing balcony.
- **Lower Ground Floor:** kitchen/dining room, utility room/wc.
- **First Floor:** landing, double bedroom with en-suite bathroom.
- **Second Floor:** part galleried landing, double bedroom, shower room.
- **Outside:** front courtyard, easy maintenance south facing rear garden with sitting out area.
- **A most appealing period residence with so much to appreciate and savour - location, facilities, atmosphere, views, character and lots of light.**

GROUND FLOOR

APPROACH: from the pavement via the dwarf stone wall with front courtyard and an impressively carved Bath pilaster. Solid wood panelled front door with brass door furniture and fanlight opening to:-

ENTRANCE HALL: moulded skirtings, dado rail, radiator, sweeping staircase ascending and descending, cloakroom cupboard (housing mains switchboard and gas meter), ceiling light point. Pine wood panelled door with moulded architrave and brass door furniture opening to:-

SITTING ROOM: (14'1" x 12'10") (4.30m x 3.92m) wooden double glazed casement double doors with working shutters opening onto a wrought iron balcony with elevated views in a south-easterly direction across Bristol's historic floating harbour towards Dundry in the distance. Central ornate fireplace with cast iron surround, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, simple moulded cornicing, two wall light points, radiator, ceiling light point.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM: (14'0" x 13'7") (4.26m x 4.15m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, drying rack, glazed display cabinet and shelving. Solid worktop surfaces with splashback tiling and LED pelmet lighting. Stainless steel 1 ½ sink with draining board to side and swan neck mixer tap over. Exposed wooden floorboards, chimney breast with recesses to either side, skirtings, vertical style column radiator, additional radiator. Inset ceiling downlights, useful understairs storage cupboard with shelving. Concealed mounted Ideal gas fired combination boiler. Wooden double glazed opening casement door with working shutters overlooking and opening externally to the rear garden. Door to:-

UTILITY/WC: (11'7" x 5'2") (3.52m x 1.57m) enjoying natural light via obscured glazed fanlight. Double flush wc, pedestal wash hand basin with hot and cold water taps, space and plumbing for washing machine, fitted shelving, tiled flooring, light and power connected.

FIRST FLOOR

LANDING: enjoying plenty of natural light with wooden double glazed multi-paned sash window to the front elevation, sweeping staircase ascending to the second floor enjoying further light from Velux window, moulded skirtings, ceiling light point, radiator. Stripped pine wood panelled door with moulded architraves, opening to:-





BEDROOM 1: (14'2" x 13'3") (4.31m x 4.04m) wooden double glazed multi-paned sash window to the rear elevation with elevated views across Bristol's historic floating harbour towards Dundry in the distance. Chimney breast with recesses to either side, moulded skirtings, picture rail, simple moulded corning, radiator, ceiling light point. Door to:-

En-Suite Bathroom/WC: (7'1" x 3'11") (2.16m x 1.19m) panelled bath with hot and cold water taps, folding shower screen, wall mounted shower unit and handheld shower attachment. Low level dual flush wc with concealed cistern. Pedestal wash hand basin with mixer tap. Painted wooden floorboards, fully tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.

SECOND FLOOR

PART-GALLERIED LANDING: wooden double glazed multi-paned sash window to the front elevation, galleried landing over the stairwell with handrail and spindles, enjoying the natural light from the aforementioned Velux window, ceiling light point. Pine wood panelled doors with moulded architraves and brass door furniture, opening to:-

BEDROOM 2: (14'2" x 13'0") (4.32m x 3.96m) wooden double glazed multi-paned sash window to the rear elevation with elevated views across Bristol's historic floating harbour with Dundry in the distance. Chimney breast with recesses to either side, hatch to loft storage - part with high sloping ceiling, moulded skirtings, radiator, ceiling light point, wall light point, a pair of built in wardrobes (one with hot water cylinder and slatted shelving).

SHOWER ROOM/WC: (7'0" x 4'11") (2.13m x 1.50m) corner shower cubicle with wall mounted shower unit, handheld shower attachment and fully tiled surround. Low level flush WC. Pedestal wash hand basin with hot and cold taps and splashback tiling. Painted floorboards, inset ceiling downlights, extractor fan, radiator/heated towel rail.

OUTSIDE

FRONT COURTYARD: designed for ease of maintenance.

REAR GARDEN: (20'10" decreasing to 16'8" x 13'4" decreasing to 7'7") (6.35/5.08m x 4.06/2.31m) accessed internally via the kitchen/dining room with flint chipped path rear having deep shrub borders to either side with, of particular note, the mature banana tree. Greenhouse, patio at the rear of the garden with ample space for garden furniture. Outside lighting, outside water tap and separate water butt.

IMPORTANT REMARKS

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

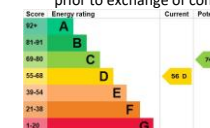
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

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: D

PLEASE NOTE:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.




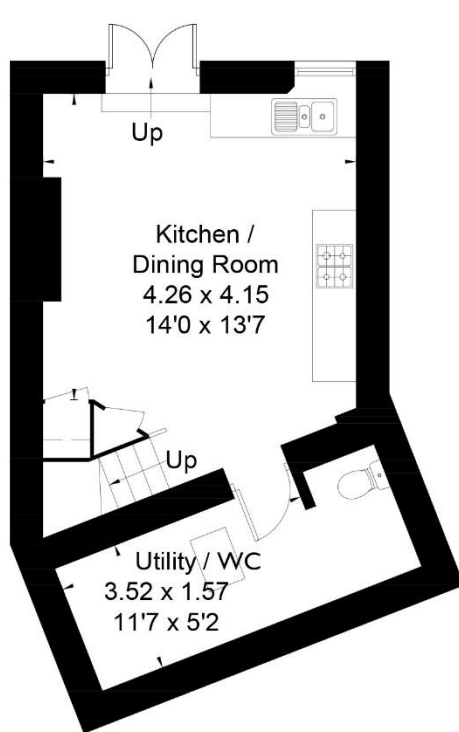
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

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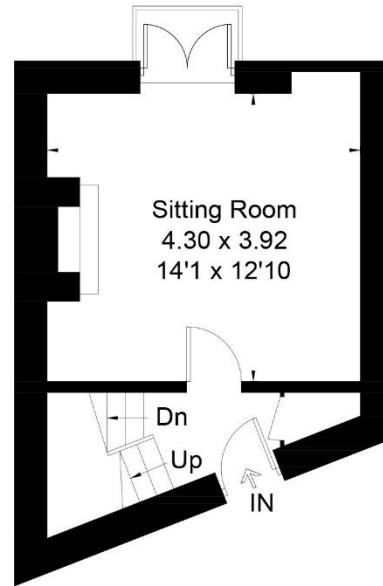
Approximate Floor Area = 102.5 sq m / 1103 sq ft



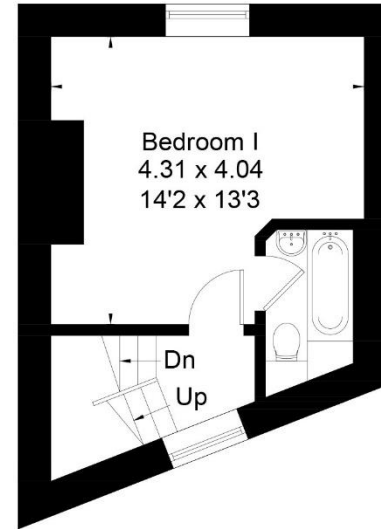
 = Reduced head height below 1.5m



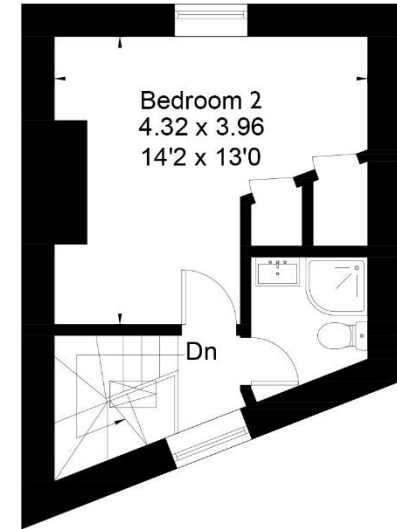
Lower Ground Floor



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105836