



3 AMBRA TERRACE
CLIFTON WOOD

3 AMBRA TERRACE, CLIFTON WOOD, BRISTOL, BS8 4RG

A BEAUTIFULLY PRESENTED END OF TERRACE VICTORIAN FAMILY HOME OFFERING THE RARE OPPORTUNITY OF A DOUBLE PLOT, PROVIDING POTENTIAL ROOM TO EXTEND (SUBJECT TO ANY NECESSARY CONSENTS) OR A LARGER THAN AVERAGE GARDEN WHICH OFFERS A LOVELY SUNNY ASPECT AND SOME STUNNING OUTLOOKS OUT TOWARDS NORTH SOMERSET.

SOME OF THE OTHER MANY BENEFITS INCLUDE A SUPERB QUIET AND CONVENIENT LOCATION CLOSE TO THE HARBOURSIDE, CLIFTON VILLAGE AND THE CITY CENTRE (ALL OF WHICH ARE WITHIN EASY WALKING DISTANCE), SOME LOVELY SOUTHERLY OUTLOOKS TOWARDS ASHTON COURT, A STUNNING LIVING/KITCHEN/DINER, A LARGE THROUGH LIVING/DINING ROOM AND THREE WELL PROPORTIONED DOUBLE BEDROOMS ALL SERVED BY A TASTEFULLY APPOINTED FAMILY BATHROOM.

LOCATION

Ambra Terrace is a location held in high regard offering superb links to the Bristol's vibrant waterfront, and Clifton Village which are both a short walk away that offer an eclectic mix of bars, restaurants, bistros and retail outlets. On the doorstep of the property there is local playground and a public house that is extremely popular with the local community, The Lion. For further variety the Waterfront includes walkways and water taxis to the centre with a further array of restaurants and bars. Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces most notably Durdham Downs, with 400 acres of parkland, the nearby Ashton Court Estate across the famous Suspension Bridge, includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf. For the commuter the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European destinations. There are a number of good local state and private schools nearby including Christchurch Primary, Bristol Cathedral School, Clifton College, BGS, QEH and Clifton High School, all of which are within walking distance of the property.

OTHER INFORMATION

Tenure - Freehold

Services - All mains services

Local authority - Bristol City Council

Tax band - D - £2,583.89 PA

Viewings - Strictly by prior appointment with sole agents Hydes of Bristol

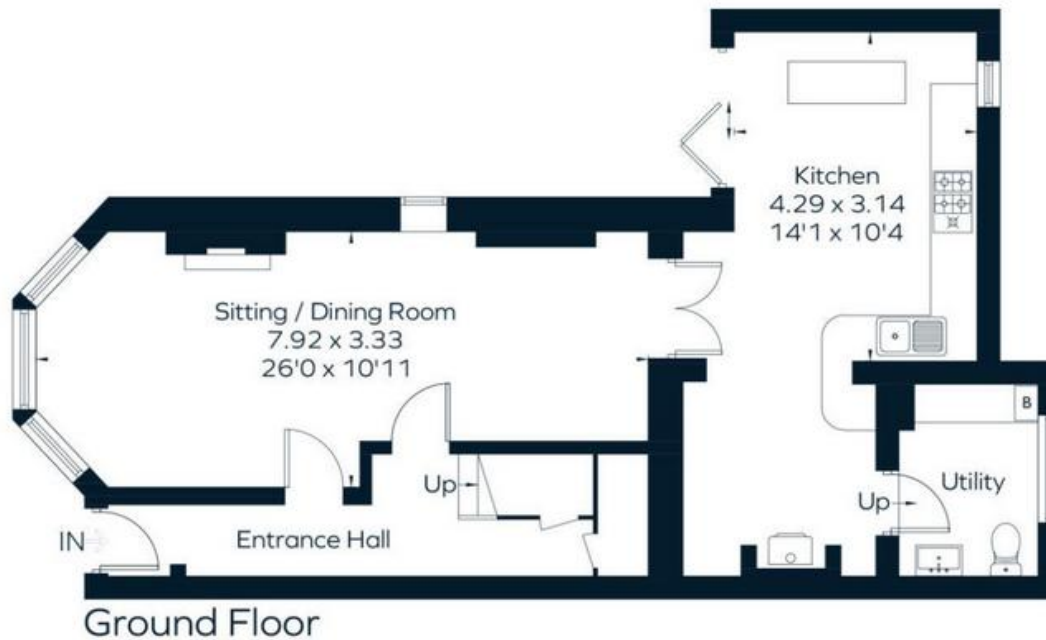
Mobile coverage - Good indoor and outdoor

Broadband speeds - Up to 1,000 mbps download - Up to 100 mbps upload

EPC – Currently D with the potential for C



Approximate Area = 114.7 sq m / 1235 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



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