



AMBRA VALE SOUTH

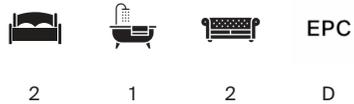
BS8





AMBRA VALE SOUTH CLIFTONWOOD

A charming two-bedroom Victorian townhouse with courtyard garden on Ambra Vale South.



Local Authority: Bristol City Council

Council Tax band: C

Tenure: Freehold

Guide Price: £500,000



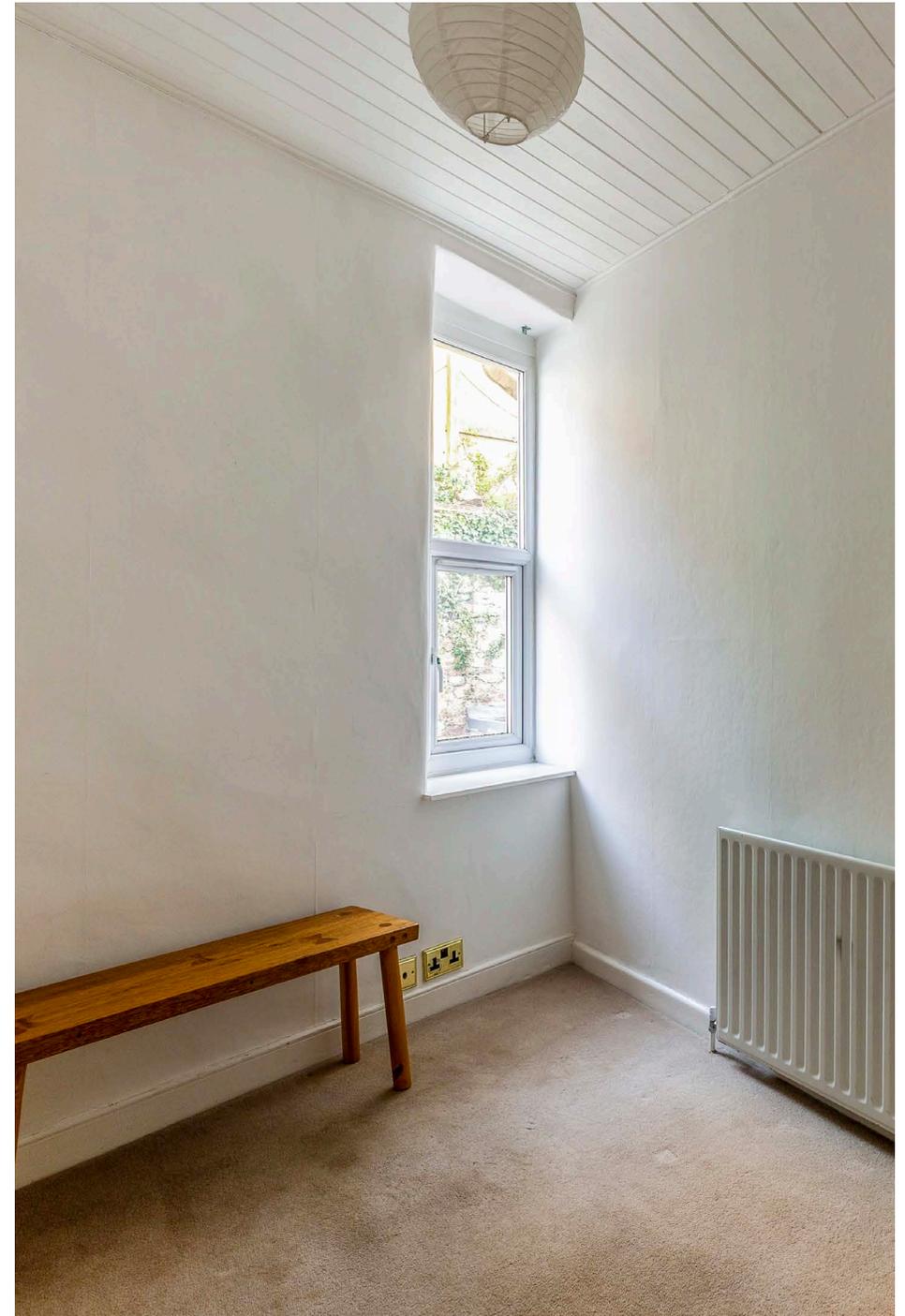
The ground floor opens to a warm and inviting living room, benefiting from a southerly aspect which floods the space with natural light through the large sash window. There is a log burner set within a period fireplace, attractive ceiling rose and exposed wooden floorboards which continue through to the dining room. At the rear there are glazed patio doors which open directly onto the courtyard garden. Adjacent to this, a bespoke kitchen enjoys double windows with views over the same outdoor space.





Upstairs, two well proportioned and light-filled bedrooms each offer a pleasant outlook and fitted wardrobe storage. They are served by a well appointed family bathroom.

Located on one of Bristol's iconic colourful terraces in a highly sought after location within easy reach of both Clifton Village and Bristol's harbourside, this is a beautifully presented two bedroom Victorian townhouse.

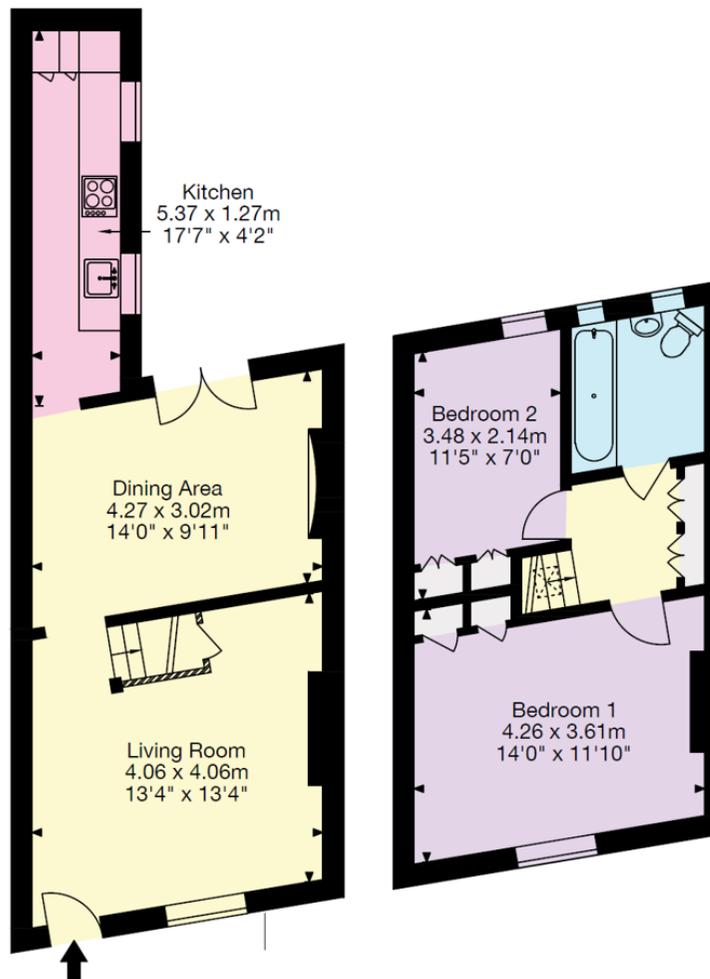




9 Ambra Vale South,

Bristol BS8

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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Xara Grigg

0117 317 1998

xara.grigg@knightfrank.com

Knight Frank Bristol

1 The Mall, Clifton

BS8 4DP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

