



## 58 AMBRA VALE EAST

Clifton Wood, Bristol, BS8 4RE





# 58 Ambra Vale East

Clifton Wood, Bristol, BS8 4RE

A superb period terrace house in popular Clifton Wood; with versatile accommodation over 4 floors, a current HMO License and opportunity to adapt to a new owner's needs.

\* A FABULOUS CIRCA 1700 SQ. FT 4 BEDROOM PERIOD TOWNHOUSE \*  
FOUR DOUBLE BEDROOMS AND THREE BATH / SHOWER ROOMS \* FULL  
DEPTH OPEN PLAN KITCHEN AND DINING ROOM \* SEPARATE SITTING  
ROOM WITH WOOD BURNING STOVE \* BEDROOM FIVE / HOME OFFICE \*  
ENCLOSED COURTYARD GARDEN \* CLOSE TO THE HARBOURSIDE, LION  
PUB AND CLIFTON VILLAGE \* CATCHMENT AREA FOR HOTWELLS  
PRIMARY SCHOOL \* NO ONWARD CHAIN

## Situation

Ambra Vale East is a pretty terrace of Victorian townhouses situated to the south of Clifton village, with easy access to both the village and Bristol's thriving harbourside.

Locally, there is a charming communal garden opposite tended and much improved by a group of local residents, along with the renowned Lion Pub; complete with a fully equipped playground next door.

To the south is Bristol's famous floating harbour whilst to the north everything that Clifton village has to offer.

Hotwells Primary is the most local state primary school, but the house also sits within catchment for Christchurch C of E Primary School. In addition, there are several leading local independent schools locally as well as Bristol Cathedral Choir School – a non-elective Secondary Academy.

## 58 Ambra East

Situated towards the eastern edge of the terrace, No. 58 is currently let with an established HMO License for 4 bedrooms. Subject to Consent we feel confident this could be converted back into private use.

The house enjoys a lovely versatile layout over four floors presenting numerous opportunities to any new owner to configure as might suit them best.







Accessed from the pavement, a light-filled entrance hall with period arch leads down to the rear, and a central wooden staircase leads to the upper and lower floors.

Over the lower ground floor is a fabulous full-depth open plan kitchen and dining room spanning some 27' with rear access out onto a private paved and decked courtyard. The kitchen is well-appointed with plenty of floor and wall mounted storage along with an oversize range cooker and hob.

Across the floor above is a charming full-width sitting room, complete with a woodburning stove and light-filled south-west facing sash window. To the front is a generous family bathroom, finished with a contemporary "claw & ball foot" roll top bath, enclosed shower cubicle, "his and hers" sinks and a w.c.

Adjacent to this room is a useful fifth bedroom / home office or gym.

Across the hall floor currently lie two well-proportioned double bedrooms. The rear bedroom has a large full width footprint whilst the bedroom to the front is a generous double. Both bedrooms have access to decent recessed wardrobe space.

Above, over the top floor lie two double-bedroom suites each running across the full width of the house; one to the front and one to the rear. Each bedroom enjoys private use of a fully fitted en-suite shower room, with some superb views from the rear bedroom.

### Outside

The house enjoys a small but sunny south-west facing courtyard garden with views over the pretty pastel coloured houses opposite; plenty big enough for a dining table, chairs and BBQ.

Opposite lies a well-tended "communal" garden which is lovingly maintained by the local community.

Viewing: Strictly by appointment with Rupert Oliver Property Agents.

### Services

All mains services connected.

### Local Authority

Bristol City Council: Tel: 0117 922 2000. Council Tax: Band E.

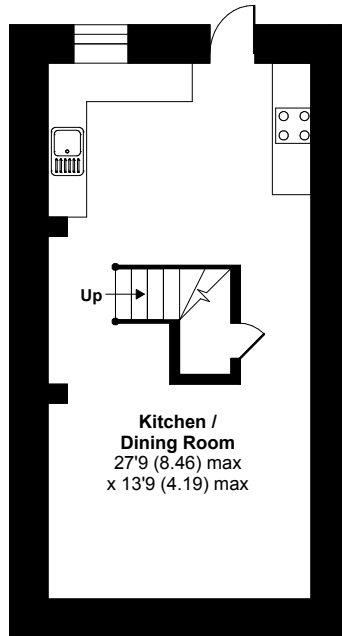
Directions: BS8 4RE



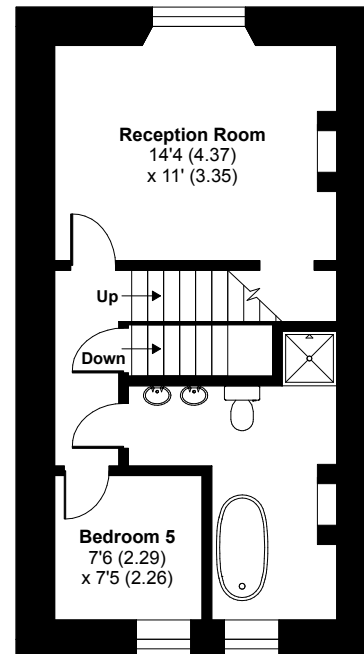
# Ambra Vale East, Bristol, BS8

Approximate Area = 1691 sq ft / 157 sq m

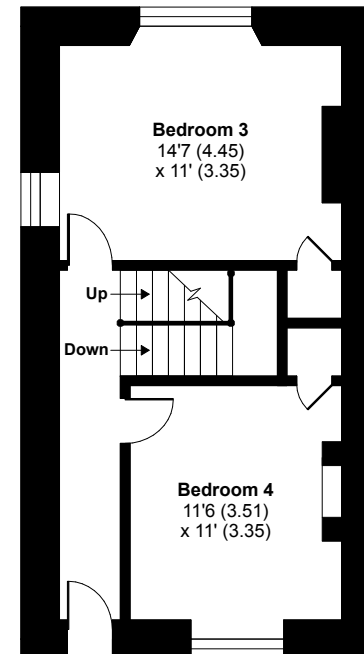
For identification only - Not to scale



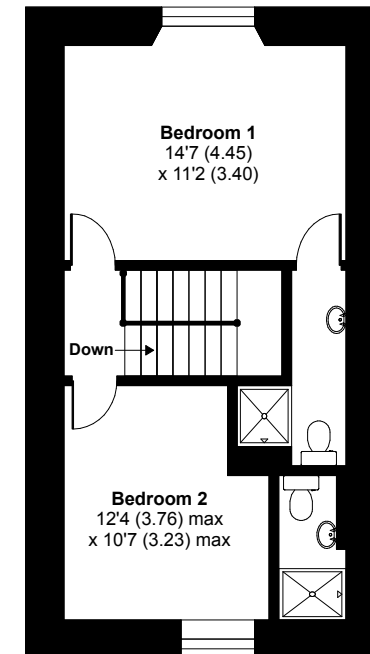
**BASEMENT**



**LOWER GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Rupert Oliver Property Agents. REF: 941814