



Amis Walk, Horfield Bristol BS7 0BG

welcome to

Amis Walk, Horfield Bristol

This superb townhouse includes three bedrooms, two bathrooms, cloakroom, utility, great main living space and integrated garage. This well presented and versatile home offers a great location, huge connectivity and tremendous value. Perfect for residential buyers and investors. Please contact us.

Amis Walk Entrance

Entrance is granted from the both the front and rear aspects with integrated garage to the rear side.

Entrance And Hallway

Beyond the modern door a well presented hallway with natural light is the the utility, garage access and wide (light and bright) staircase leading upwards,

Garage

Very notably spacious garage with up and over doors. ** Potential opportunity subject planning and regulatory factors.

Utility

To include gas boiler, worktop and space for a washing machine. (Also with window to the front aspect).

Stairs Leading To First Floor

Well presented with window to the front aspect, carpet and wooden handrails.

Open-Plan Kitchen And Living

Very well presented, light and bright space with dual aspect credential. Here windows face the front and rear with double 'Juliet' balconies to the rearside. The space very easily accommodates a spacious kitchen and equally spacious living area capable of accommodating multiple furniture items and home space if required. Sociable, light and attractive.

Cloakroom W.C

Convenient and spacious cloakroom WC to include a basin, spotlights and extractor.

Stairs Leading Upwards

Similarly well presented again with window to the

front aspect.

Bedroom 1

Spacious double bedroom with long views to the rear aspect. Complete with built-in storage. Here has the added benefit of ensuite.

Ensuite

Well proportioned ensuite with curved shower cubicle, WC, basin, spotlight and extractor.

Bedroom 2

Second well proportioned bedroom again with plenty of light and long views to the rear, Well proportioned and well presented.

Bedroom 3

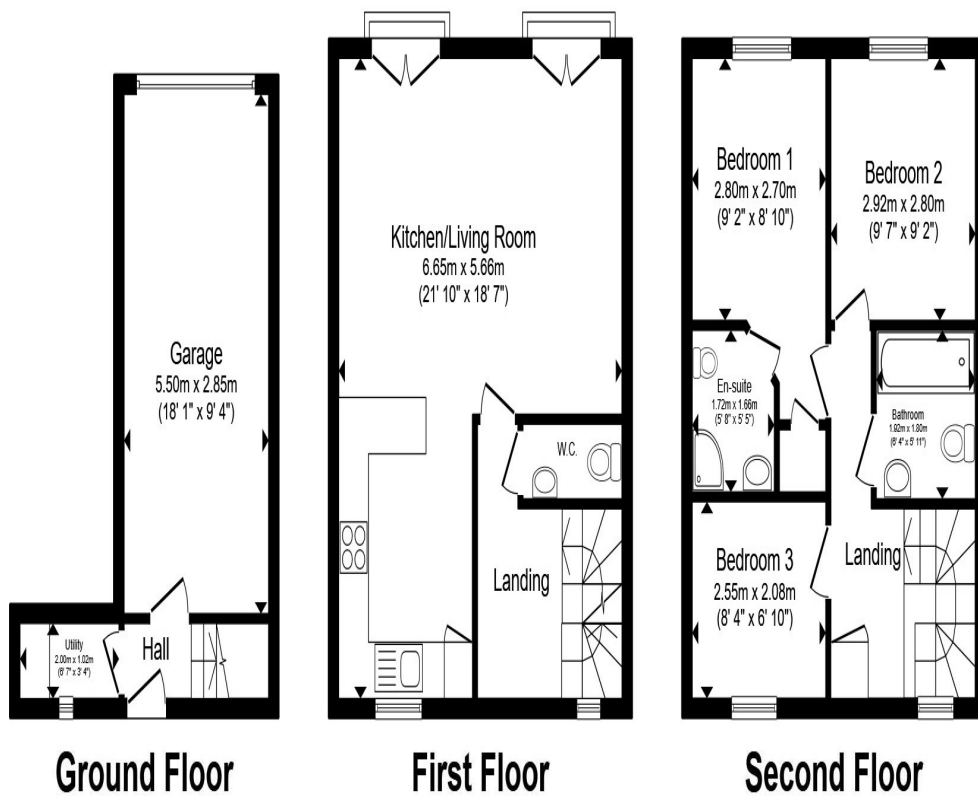
The third and final bedroom is presented well and offered great proportioned for a room of it's type. Views to the front aspect.

Bathroom

Well proportioned family bathroom to include a bath with shower over, WC, basin, extractor and spotlights.

Agents Notes

Offered with Vacant Possession and NO CHAIN.



Total floor area 98.6 m² (1,061 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Amis Walk,
Horfield Bristol

- Exceptional Three Bedroom Town House with Integrated Garage
- Ensuite to Master plus Additional Family Bathroom AND Cloakroom WC
- Very Spacious Main Open-Plan Living Space with Kitchen
- Separate Utility Room To Also Include The Gas Boiler
- Light and Bright Throughout / Well Presented / Turn-Key Ready

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£275,000



check out more properties at allenandharris.co.uk



Property Ref:
STG110264 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk