



58 Ambra Vale East, Bristol, BS8 4RE

£620,000



****Charming 4/5 Bedroom Property in Cliftonwood****

Situated in a charming terrace, this period property offers both an investment opportunity and the potential to revert to a private residence, subject to consents. Currently holding an HMO license for four bedrooms, this home presents numerous possibilities for a new owner.

Spread over four floors, the lower ground floor features a full-depth kitchen and dining area, approximately 27 feet in length, leading to a private courtyard. The well-appointed kitchen includes ample storage, a range cooker, and generous worktop space.

The first floor offers a bright reception room with a southwest-facing sash window and a woodburning stove. Two well-proportioned double bedrooms

- Spacious four-bedroom home with an HMO license, ideal for investors or a family conversion
- Large open-plan kitchen and dining area with direct access to a private courtyard
- Two full-width bedroom suites with private en-suite shower rooms on the top floor
- Chain free
- Spread over four floors, offering flexible living spaces and ample natural light
- Bright first-floor reception room featuring a southwest-facing sash window and woodburning stove
- Sunny southwest-facing courtyard garden and access to a well-maintained communal garden
- Council Tax band E

