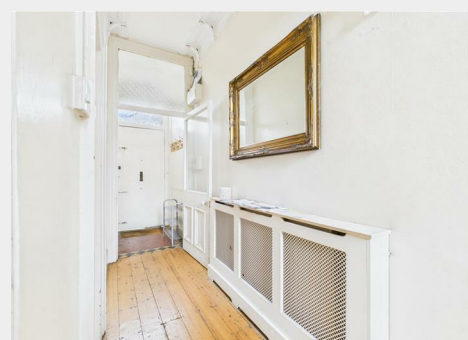


33 Pembroke Road, Clifton, Bristol, BS8 3BE

Auction Guide Price +++ £850,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD TOWN HOUSE
- HOUSE FOR BASIC UPDATING
- RENOVATED 1 BED FLAT
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – MAY LIVE ONLINE AUCTION – A Freehold PERIOD TOWNHOUSE (2387 Sq Ft) in need of BASIC UPDATING with SELF CONTAINED FLAT.

33 Pembroke Road, Clifton, Bristol, BS8 3BE

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 33 Pembroke Road, Clifton, Bristol BS8 3BE

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30
Registration Deadline is on Monday 12th May 2025 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can chose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

JOINT AGENTS

Hydes of Clifton

THE PROPERTY

A Freehold 4 / 5 bedroom Grade II listed Victorian townhouse built circa 1840 in the neo-classic style, situated superbly close to Clifton Village, with the added benefit of a self-contained one bedroom apartment on the lower ground floor. Full of charm and character the accommodation (2387 Sq Ft) includes entrance hall with cloakroom off, delightful dining room linking to sitting room, open plan kitchen/ diner with gas fired Aga and ample room for dining table. On the upper floors, 4 bedrooms, one with en-suite plus two further bathrooms. On the lower ground floor is a self-contained one bedroom flat linked to the house. Rear courtyard garden opening onto rear access lane.
Sold with vacant possession.

Tenure - Freehold

Council Tax - G | B

EPC - E | C

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

THE OPPORTUNITY

FAMILY HOME | BASIC UPDATING

The property has been successfully let for a number of years (now vacant) and would benefit from basic updating throughout with scope for a prime family home or investment in this most sought after of locations.
Interested parties will note the self contained flat has been recently modernised and is offered in excellent decorative order.
Please refer to independent rental appraisal.

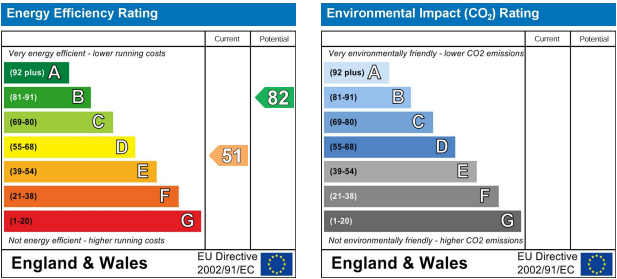
LOCATION

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque “Village” offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Floor plan



EPC Chart



9 Waterloo Street

Clifton

Bristol

BS8 4BT

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Hollis Morgan Property Limited, registered in England, registered 7275716.

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Auction Property Details Disclaimer

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Please refer to our website for further details.