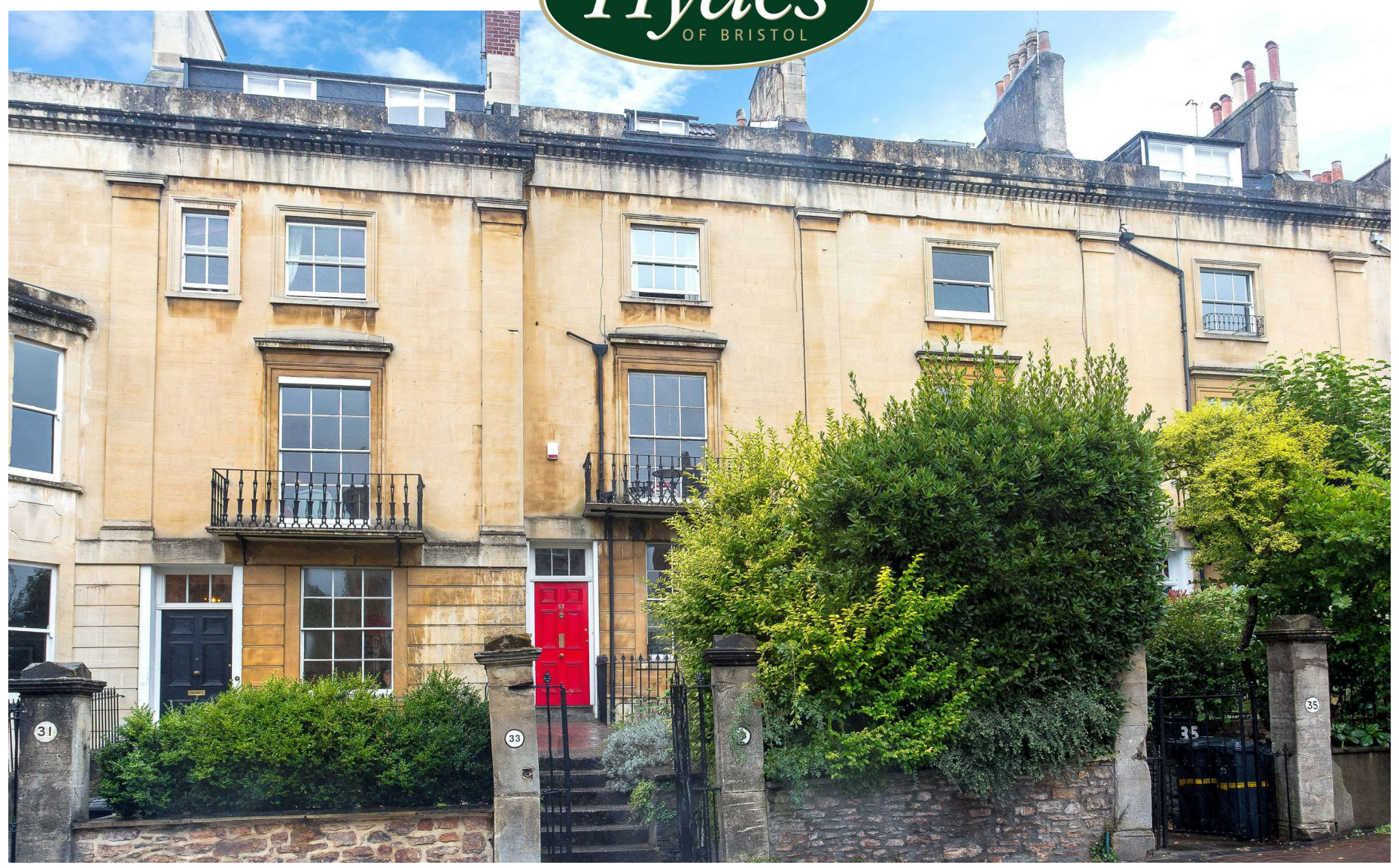




33 Pembroke Road, Bristol, Bristol BS8 3BE

www.hydes.co.uk



33 Pembroke Road, Bristol, Bristol BS8 3BE

FOR SALE BY AUCTION - £850,000++++++

Lot Number TBC

The Live Online Auction is on Wednesday 18th June 2025 @ 17:30
Registration Deadline is on Monday 16th June 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"

SUMMARY:

An attractive and well presented 4/5 bedroom Grade II listed Victorian townhouse built circa 1840 in the neoclassic 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 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 ensuite and two bathrooms. On the lower ground floor is a self contained one bedroom flat linked to the house. Outside there is a west facing rear courtyard garden opening onto rear access lane and a raised east facing front area of garden, with steps leading down to the front door of the lower ground floor one bedroom apartment.

It should be noted that this property is being sold with no onward chain.



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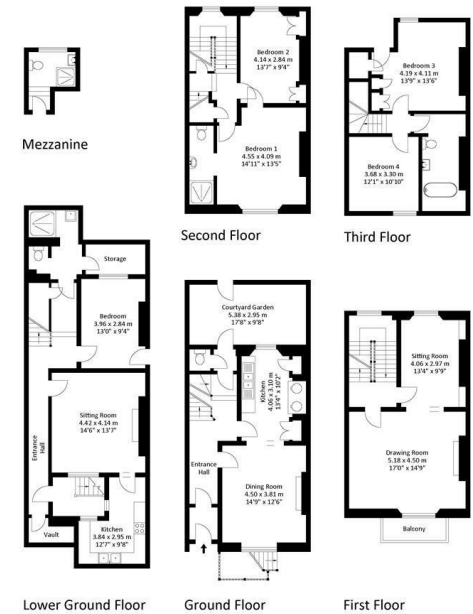


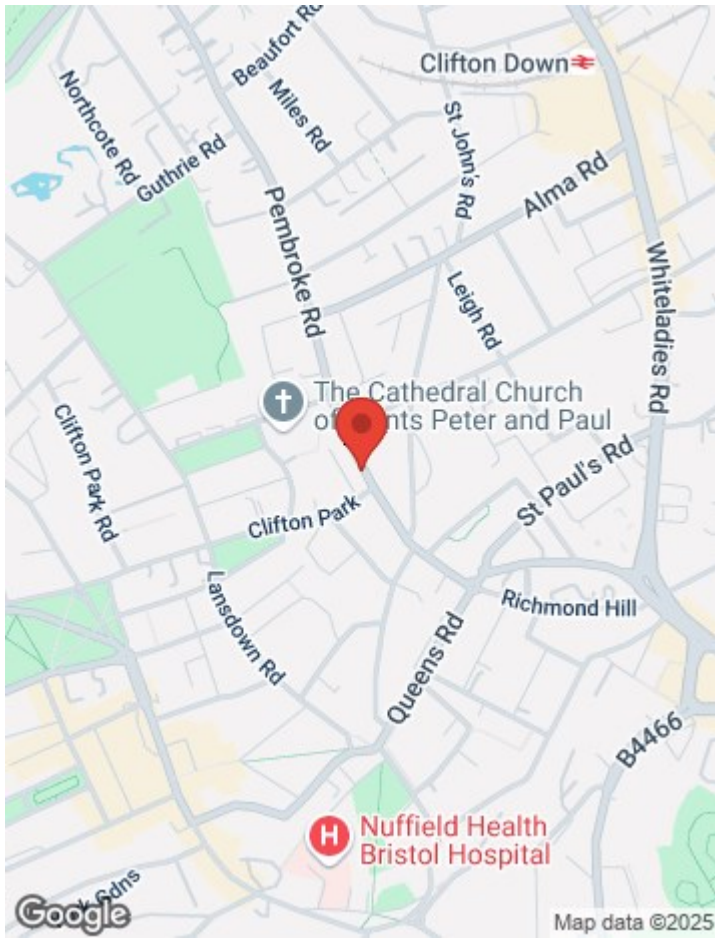
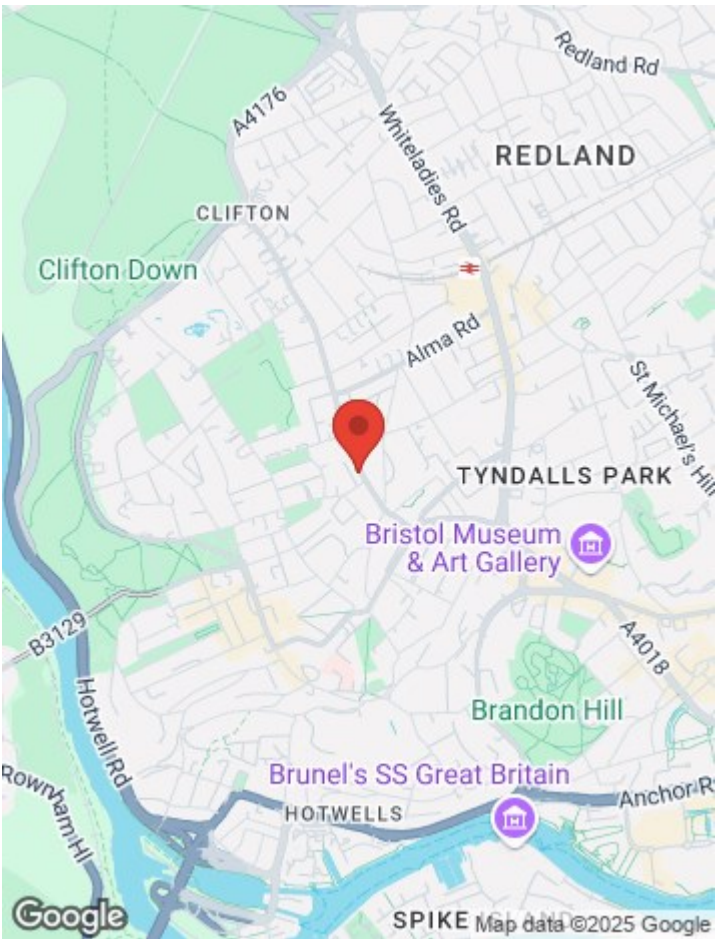
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3

An attractive and well presented 4/5 bedroom Grade II listed Victorian townhouse situated superbly close to Clifton Village. Full of charm and character the accommodation 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 and 2 bathrooms. On the lower ground floor is a self contained 1 bedroom flat linked to the house. Rear courtyard garden opening onto rear access lane. It should be noted that this property is being sold with no onward chain.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

OTHER INFORMATION



28 Princess Victoria Street, Bristol, BS8 4BU
Tel: 0117 973 1516
post@hydes.co.uk | www.hydes.co.uk

IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.