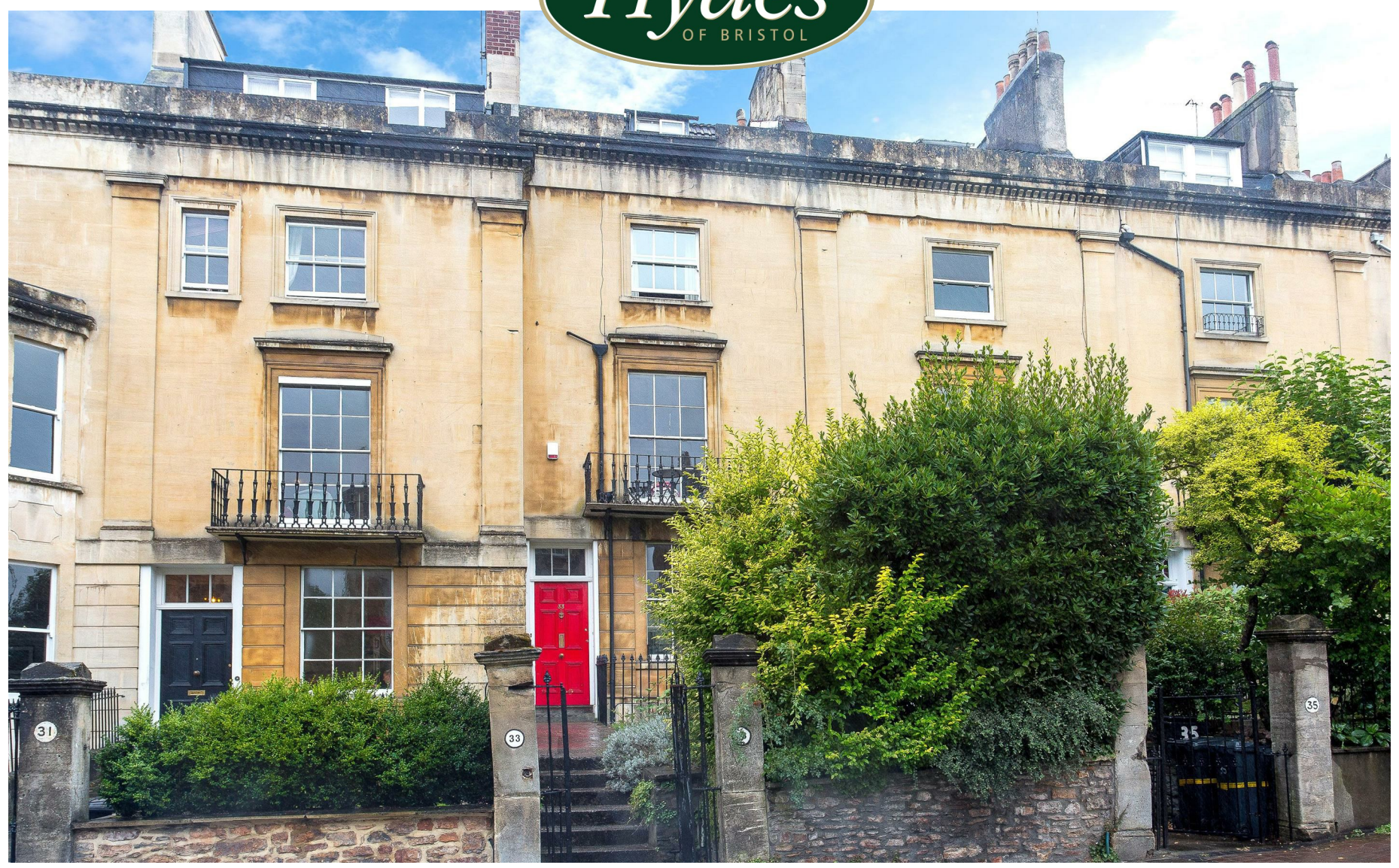




33 Pembroke Road, Bristol, Bristol BS8 3BE

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33 Pembroke Road, Bristol, Bristol BS8 3BE

An attractive 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. Offered for sale with no onward chain it is full of charm and character the accommodation includes entrance hall with cloakroom off, delightful through living room with a balcony off the front, an open plan kitchen/diner with gas fired Aga and ample room for a dining table. On the upper floors, there are bedrooms four double bedrooms, one with en-suite plus two further bathrooms.

On the lower ground floor there is a self-contained one bedroom flat, which is also linked to the house via the original stairs from the hall floor level. This consists of a large living room, a beautifully appointed kitchen, a double bedroom and a lovely shower room.

Rear courtyard garden opening onto rear access lane.



5



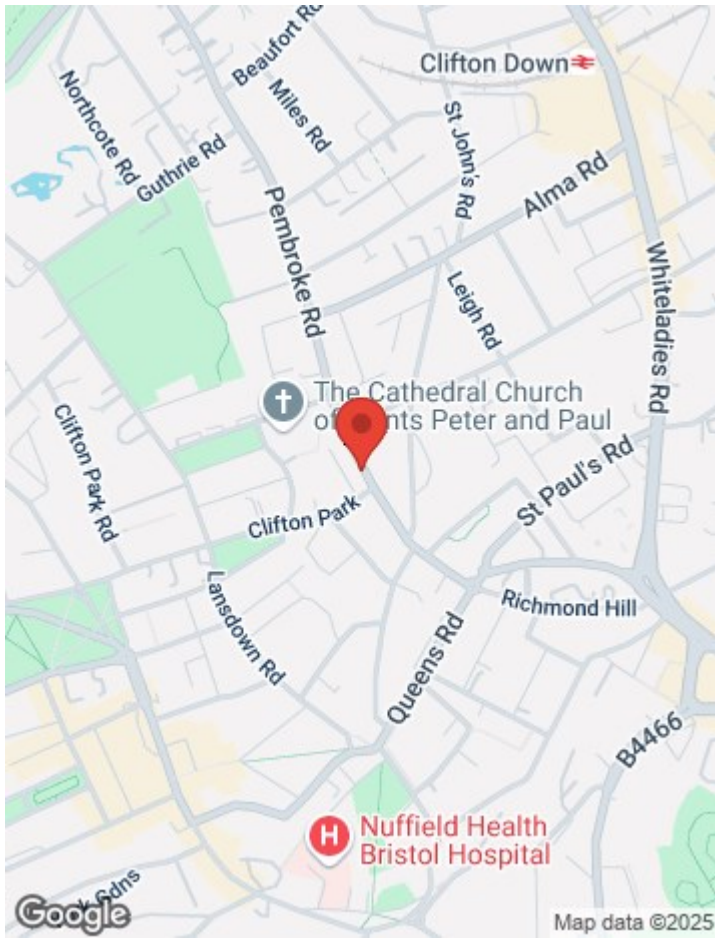
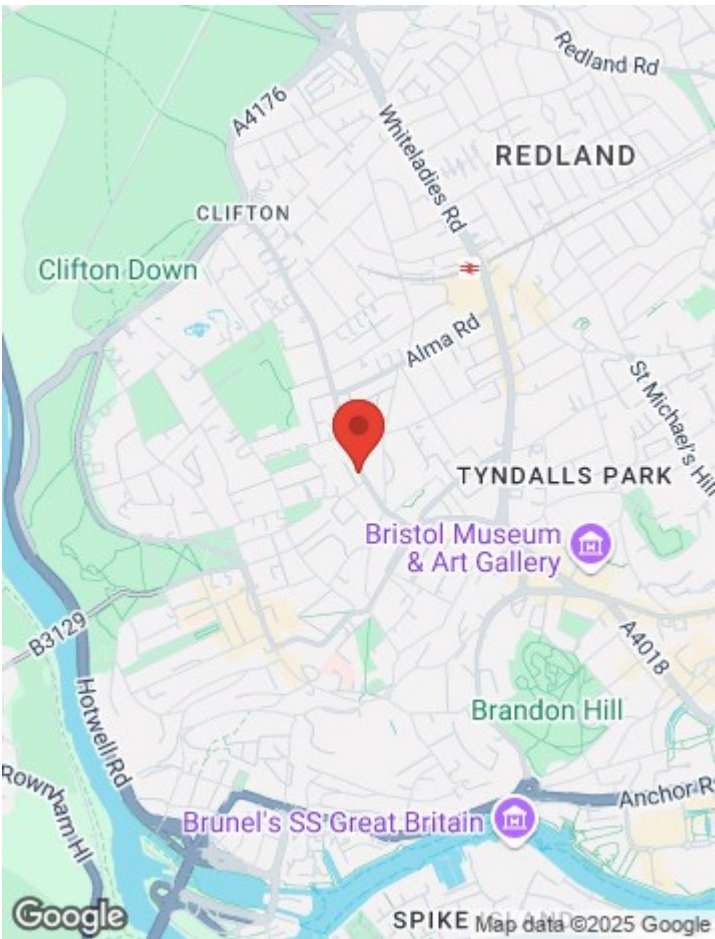
3



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



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