



£335,000

43 Pembroke Road, Clifton, Bristol, BS8 3BE

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

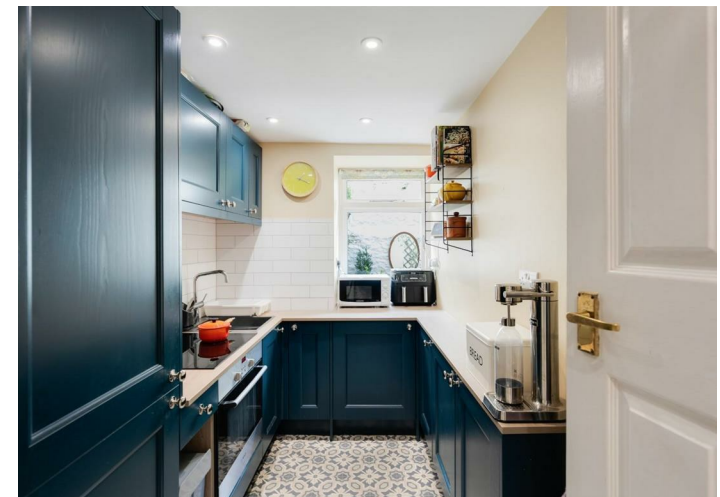
43 Pembroke Road Clifton, Bristol, BS8 3BE

This charming one-bedroom garden flat is situated within an elegant Grade II listed period building in the heart of Clifton. This beautifully presented home offers private outdoor space and is just a short stroll from Clifton Village and Whiteladies Road.

The flat is entered via a private entrance at lower ground level. The entrance hallway leads into a central corridor that connects to each of the principal rooms.

At the front of the property is a spacious sitting/dining room. This room features a panel-glazed original sash window with timber shutters, a glazed door out onto the courtyard frontage and bespoke bookcases neatly fitted in the alcoves on either side of the chimney breast and behind the doorway to the room. Decorative cornicing reflects the building's Victorian character.

The kitchen is positioned at the rear of the flat with a window facing the garden. It features bespoke units with a range of wall and base cupboards and integrated appliances including a fridge/freezer, oven, induction hob, extractor and tap fitted with water filter and kettle function. Compact



oak laminate worktops contrast beautifully with the deep blue colour scheme and the geometric tiled floor. The white tiled splashback contributes to the clean aesthetic.

The double bedroom is located off the hallway and overlooks the rear garden. Features include a period fireplace and a pair of shuttered French doors that open onto the garden.

The bathroom features a deep blue vanity storage unit with an integral sink and w/c. The full-size bath features a rain-fall shower above and a glass splash screen. The bathroom walls are tiled to the ceiling, and a pretty geometric tiled floor completes the look.

The rear garden is a key feature of the property- a private and enclosed sun trap, with pretty seating alcoves and perfect for potted plants.

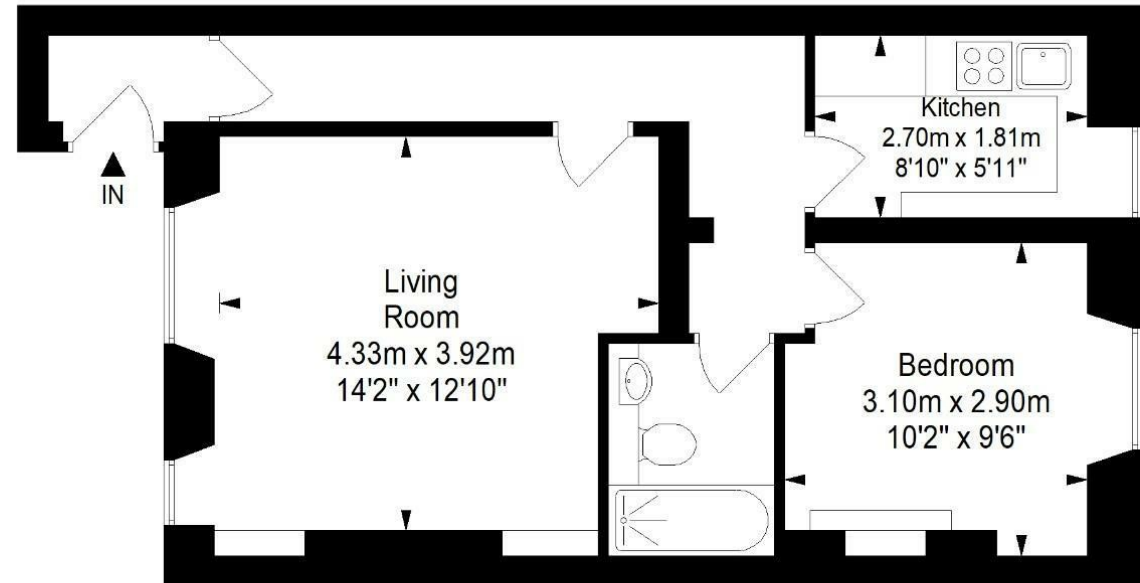
This fantastic period flat is immaculately presented and in a great location for the local amenities in Clifton Village, Whiteladies Road, Clifton Triangle and the city centre. It is close to many beautiful parks, including Victoria Square, Brandon Hill and the Downs.





Garden Flat, Pembroke Road, Clifton, Bristol, BS8 3BE

Approximate Gross Internal Area = 48.0 sq m/ 516.7 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.