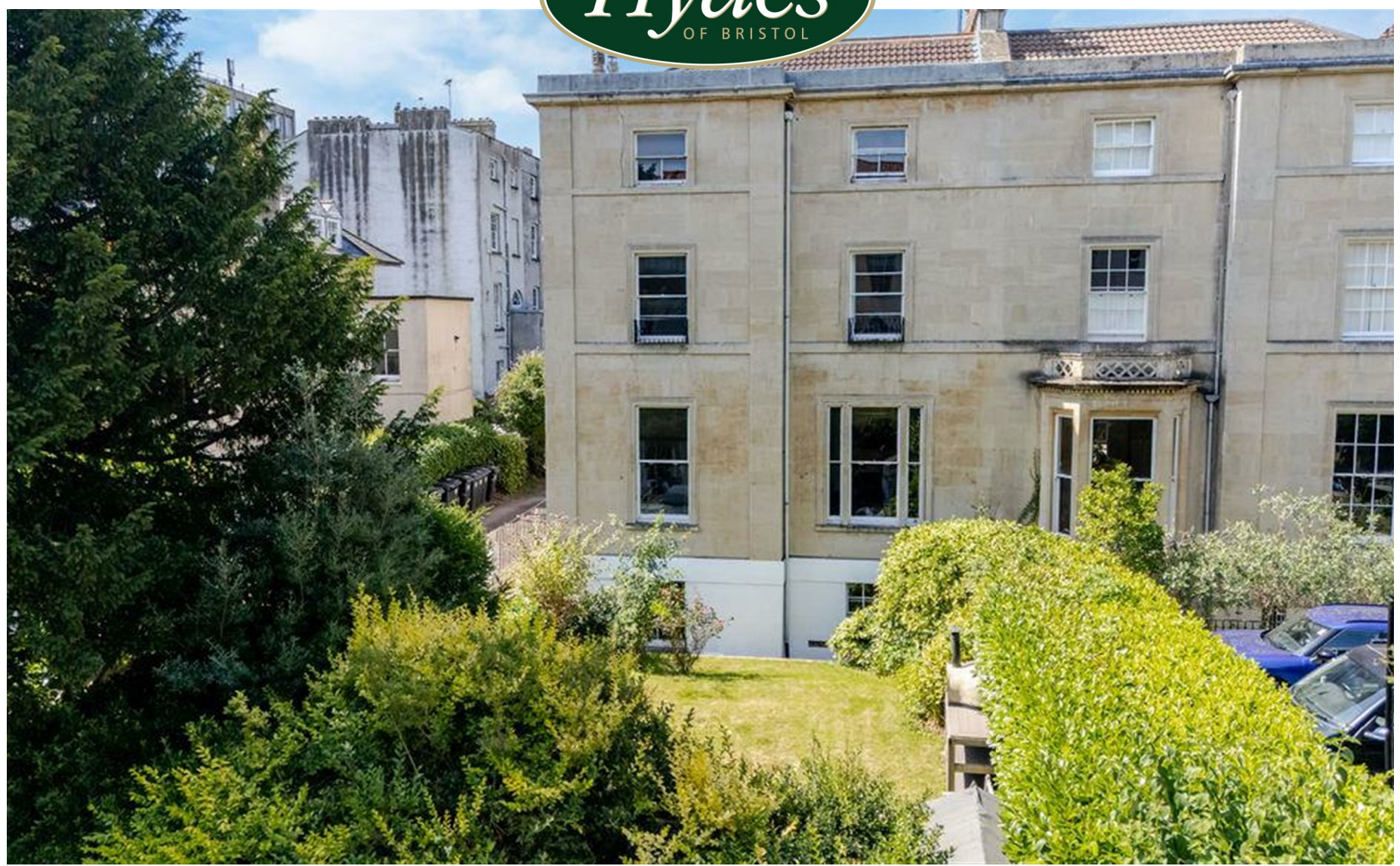




5 Pembroke Road, Bristol, BS8 3AU

www.hydes.co.uk



5 Pembroke Road, Bristol, BS8 3AU

A lovely two double bedroom hall floor apartment with some stunning room proportions, offered for sale in superb condition, all set within a particularly handsome early Victorian town house. The property offers many other benefits including some lovely period features, such as fireplaces and intricate cornice work, off street parking for one car and a single garage and a superb location close to Clifton Village, The Triangle and Whiteladies Road.

Initially double front doors lead to the communal hallway, which still has it's original flag stone flooring leading to a lovely period stone cantilevered staircase. The front door to the flat leads to a pleasant entrance hallway, which offers access to all the accommodation that includes: An attractive kitchen, situated to the rear of the kitchen/living/dining space providing plenty of storage in wall and floor mounted units, the latter have been topped with attractive Quartz work tops. The living/dining area offers ample room for some substantial furniture and an attractive outlook from a large sash window to the facade. Further to this the master bedroom sits to the rear of the property and offers plenty of room for bedroom furniture, a built in wardrobe, an attractive bay window and access to a beautifully appointed en suite shower room. This provides a shower, WC, basin and a heated towel rail, as well as an airing cupboard that houses plumbing for a washing machine. Bedroom two sits at the front of the property and once again offers ample room for all the bedroom essentials and lots of light from a substantial sash window to the facade. Lastly there is a main bathroom for guests off the entrance hallway that offers a bath with an overhead shower, WC, basin and a heated towel rail.

Outside the property offers the aforementioned single garage, with an electric car charging point, and the right to park one car on the rear driveway.



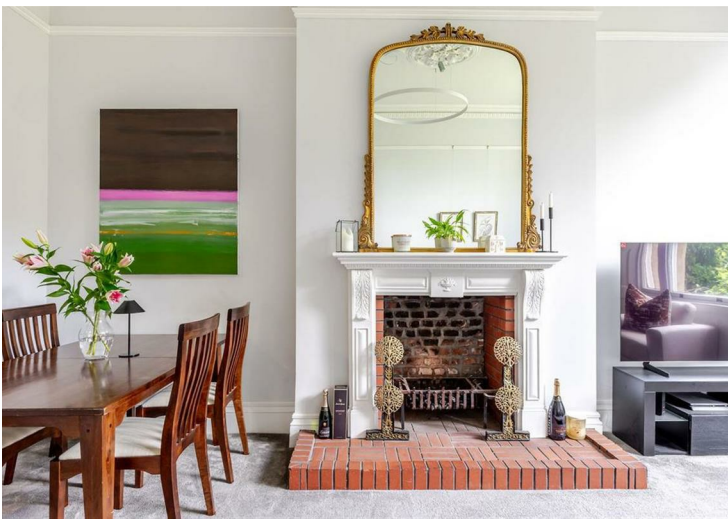
2



1



2

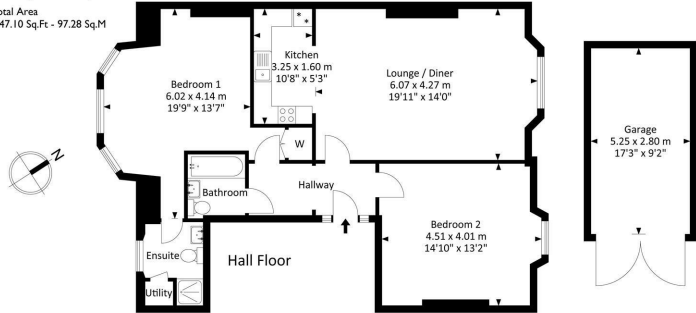


**Pembroke Road,
Clifton, Bristol, BS8 3AU**

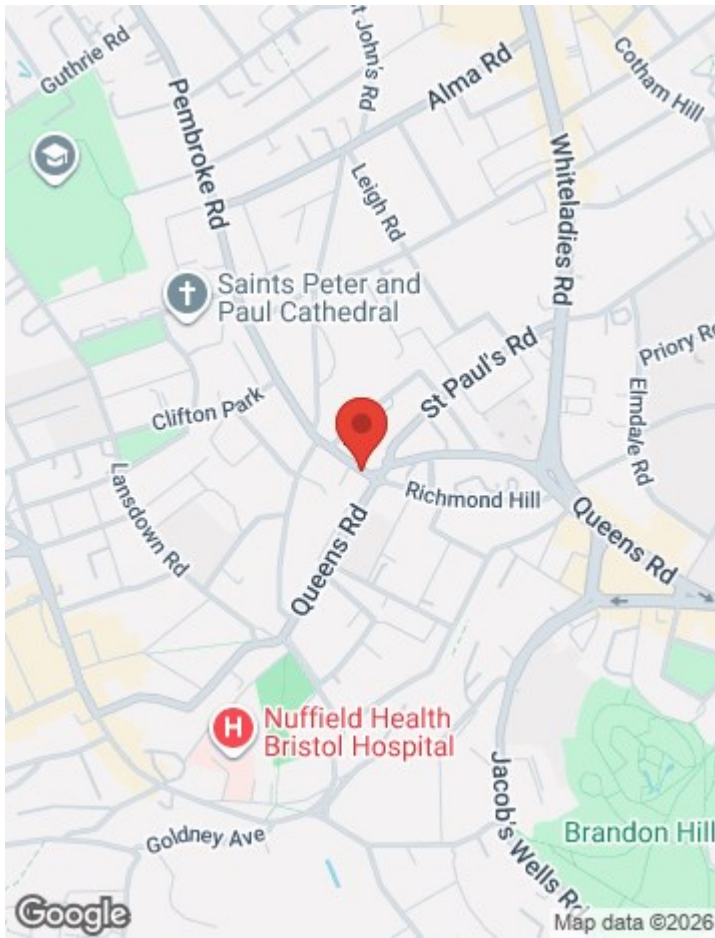
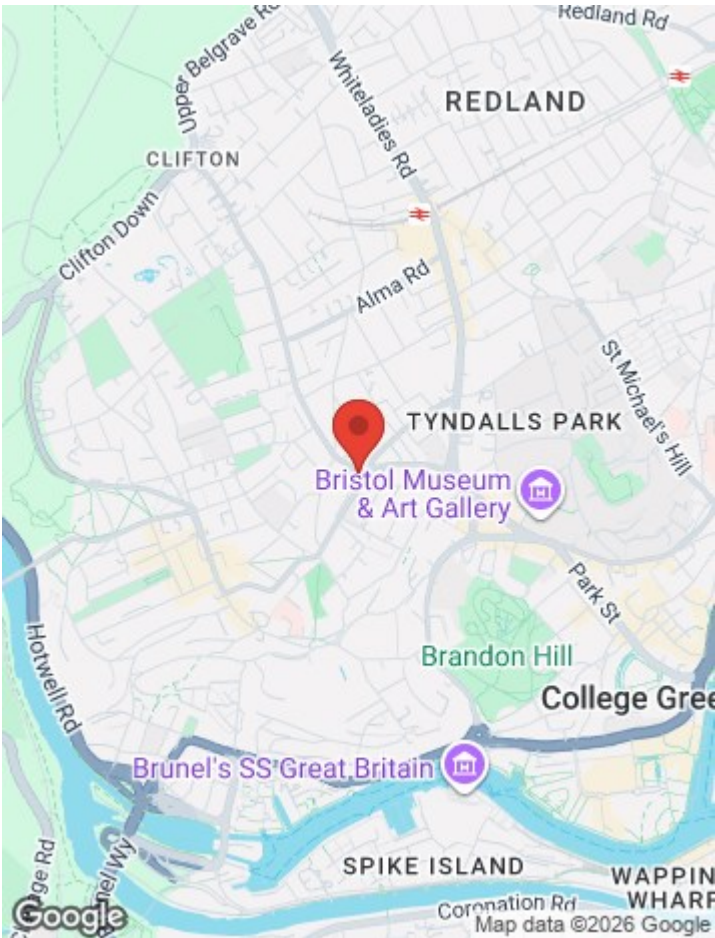
Approx. Gross Internal Area
888.88 Sq.Ft - 82.58 Sq.M

Garage Area
158.22 Sq.Ft - 14.70 Sq.M

Total Area
1047.10 Sq.Ft - 97.28 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or measurement.



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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IMPORTANT NOTE

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