



120D Pembroke Road

Clifton, Bristol, BS8 3ER

£450,000



Nestled on the charming Pembroke Road in the heart of Clifton, Bristol, this delightful flat offers a unique opportunity for those looking to create their dream home. With three well-proportioned bedrooms and an additional study or office space, this property is perfect for families or professionals seeking a comfortable living environment.

The flat features an inviting reception room, providing ample space for relaxation and entertaining. The layout allows for a versatile use of space, catering to both quiet evenings in and lively gatherings with friends and family. The bathroom, while functional, presents an opportunity for modernisation to suit your personal taste.

One of the standout features of this property is the enclosed rear communal garden, a serene retreat for residents to enjoy the outdoors. Imagine sipping your morning coffee or unwinding after a long day in this peaceful setting. Additionally, residence permit parking is available, making it convenient for those with vehicles.

Situated in an ideal location, this flat is just a stone's throw away from the vibrant Clifton village, the picturesque Downs, and the bustling Whiteladies Road. Here, you will find a plethora of shops, cafes, and



Hallway

Lounge/Diner 18'4" x 16'1" (5.61m x 4.92m)

Kitchen 10'2" x 9'6" (3.11m x 2.91m)

Bathroom 9'5" x 7'6" (2.88m x 2.30m)

Study/Office 11'5" x 6'0" (3.48m x 1.83m)

Bedroom 1 16'5" x 14'0" (5.01m x 4.27m)

Bedroom 2 15'10" x 10'9" (4.84m x 3.30m)

Bedroom 3 8'9" x 12'1" (2.69m x 3.69m)

Storage Area

Communal Garden

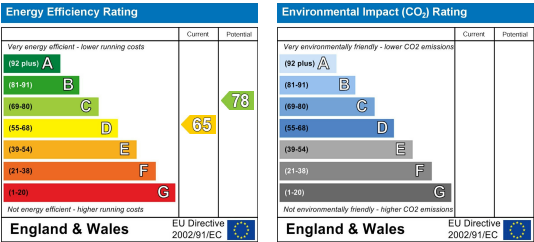
Area Map



Floor Plans



Energy Efficiency Graph



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