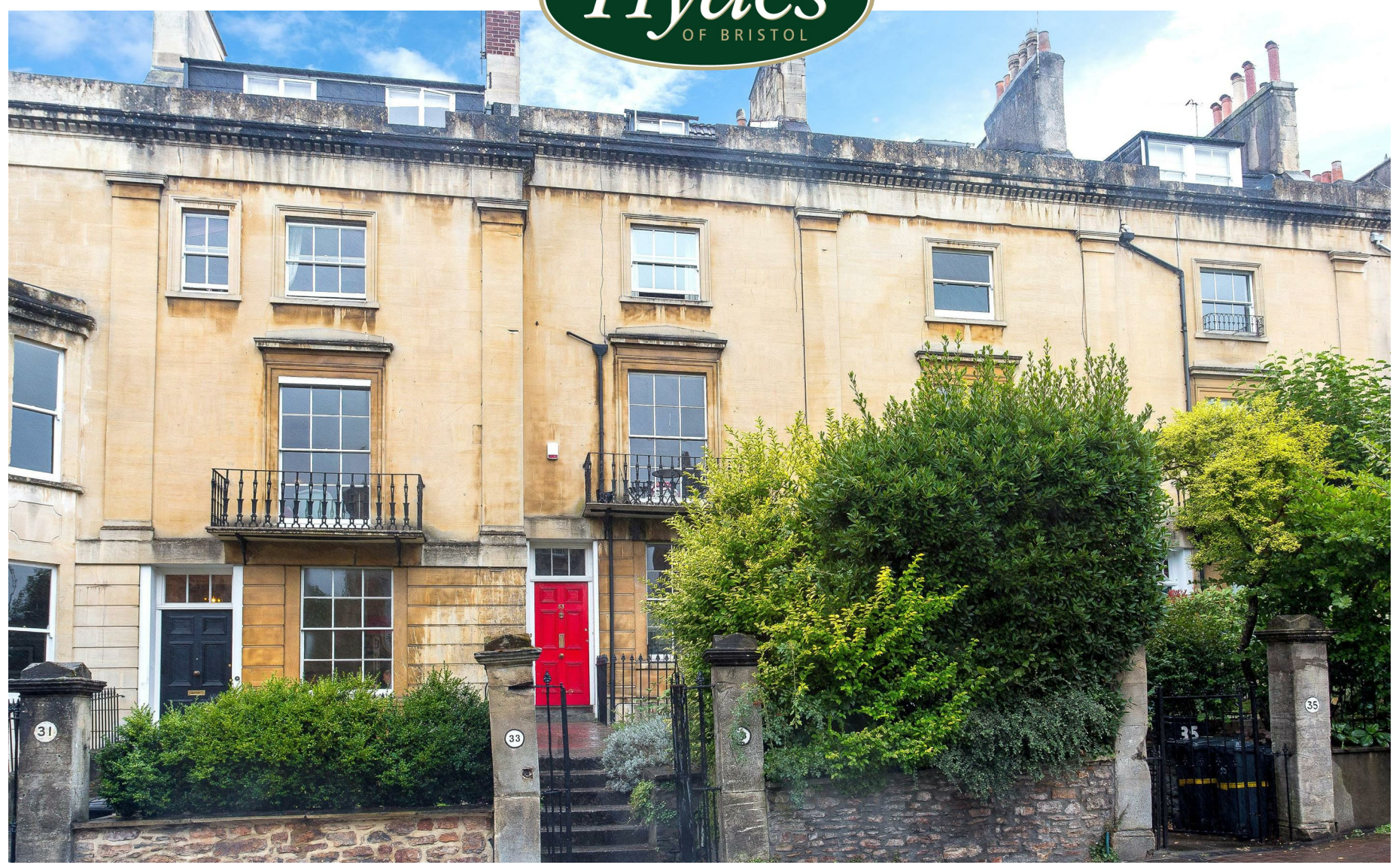




33 Pembroke Road, Bristol, Bristol BS8 3BE

www.hydes.co.uk



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

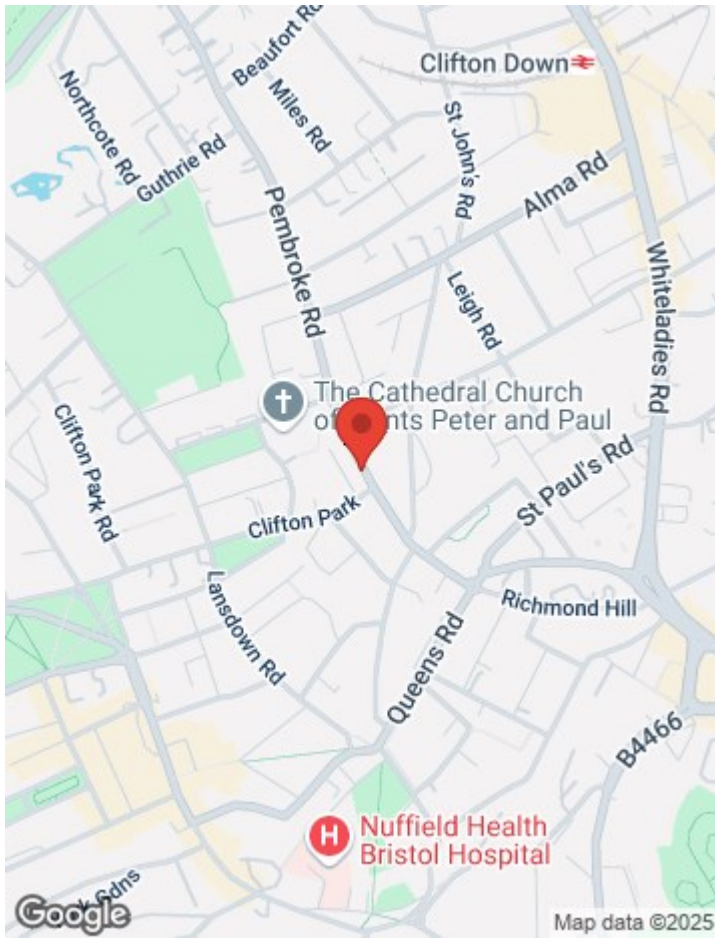
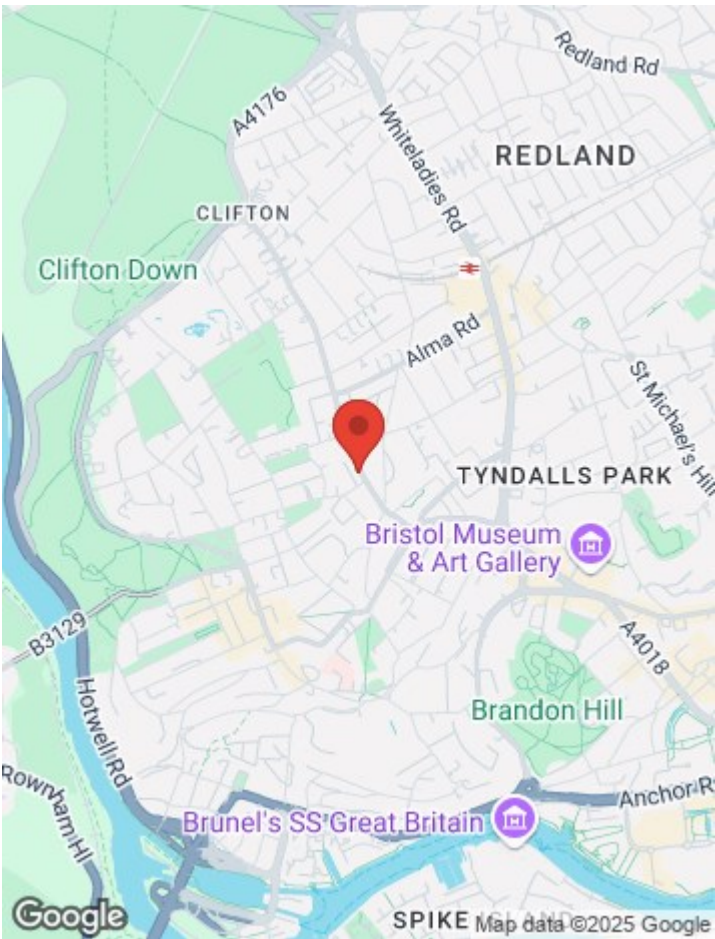


3

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.



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.
Floor plan produced by Westcountry EPC.



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.