FFF, 67 Pembroke Road, Clifton, Bristol, BS8 3DW

£599,950

Rare to the market - A magnificent 1300 sq ft first floor three bedroom apartment in need of modernisation with study, terrace and rear garden.

- First Floor Conversion
- West Facing Garden
- Period Conversion
- Opportunity to Improve & Renovate
- Three Bedrooms
- Study
- Prime Location
- Bright & Spacious
- Generous Terrace

The Property
Firstly, you notice the charming period features that you would expect from a property of this era, with original period covings, cornices and traditional wooden doors with brass fittings in addition to attractive high ceilings and proportions.
To the front of the property is a large reception room and bedroom two, both with featured fireplaces and original hardwood flooring throughout, in addition to original sash windows.
Inside the kitchen you have an array of pantry cupboards and a well-positioned skylight window.
The Study and the two additional bedrooms complete the accommodation. The spacious master bedroom offers bounds of space and benefits from outlooks on the large, matured garden which belongs to the property. The bedroom adjacent with its traditional lead lined windows gives the room an elegant touch.
A tiled family size bathroom with side window completes the accommodation.
The property benefits further from a large first floor private terrace and generous west facing rear garden. Gardens of this size and orientation are rare to the market in Clifton, meaning there is a great opportunity to create a beautifully designed outdoor space.
This is a fantastic opportunity to acquire a sizeable property in a very desirable part of Clifton with the possibility of putting your own stamp to create a wonderful home.

Location - Clifton
Clifton and the surrounding areas, with its Victorian and Georgian architecture, are amongst the most sought after locations in the City. The area offers charm alongside excellent amenities with independent shops, boutiques, cafes, bars and restaurants to be found on both Whiteladies Road and Clifton Village including Clifton Down shopping Centre. The Downs offers four hundred acres of green public space whilst Brunel's Clifton Suspension Bridge provides a gateway to the Ashton Court Estate with its woodlands, mountain bike trails and walks whilst there is excellent access to the exciting Harbourside district, the City Centre and Temple Meads.

Other Information
Leasehold.
Management Fee: £140 pcm
Ground rent: £40.75 shared with 7 flats in the building
Council Tax Band: E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

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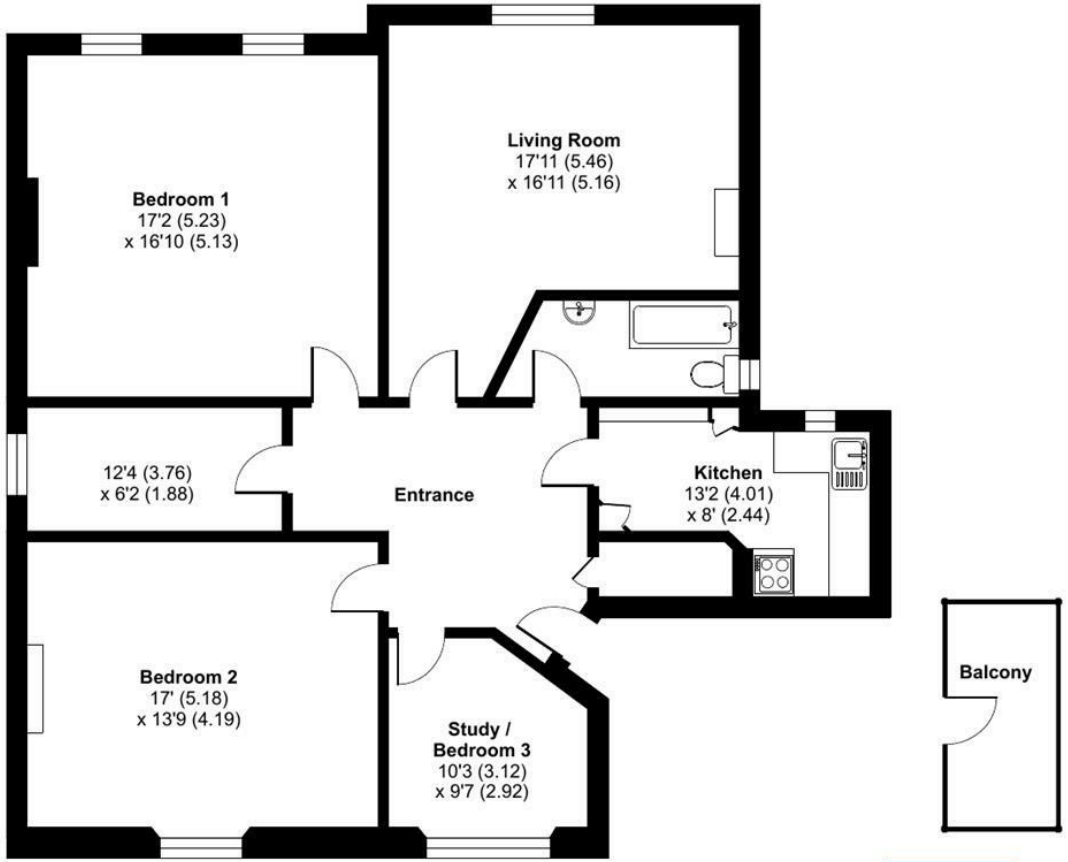
Approximate Area = 1290 sq ft / 119.8 sq m

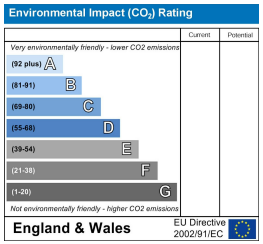
For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1095787



TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered no 7275716
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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