

estate agents **auctioneers**

**hollis
morgan**



33 Pembroke Road, Clifton, Bristol, BS8 3BE

Offers In Excess Of £850,000

Hollis Morgan — A Freehold PERIOD TOWNHOUSE (2387 Sq Ft) in need of BASIC UPDATING with SELF CONTAINED FLAT.

- Period Townhouse
- Freehold
- Basic Updating Required
- No Onward Chain
- 1 Bedroom Apartment

The Property

A Freehold 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. Full of charm and character the accommodation (2387 Sq Ft) 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 plus two further bathrooms. On the lower ground floor is a self-contained one bedroom flat linked to the house. Rear courtyard garden opening onto rear access lane.

Sold with vacant possession.

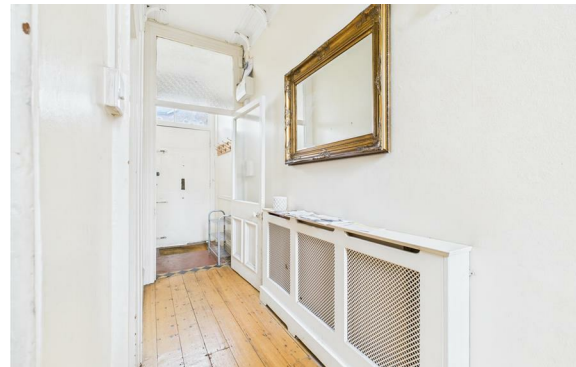
Tenure - Freehold
Council Tax - G | B
EPC - E | C

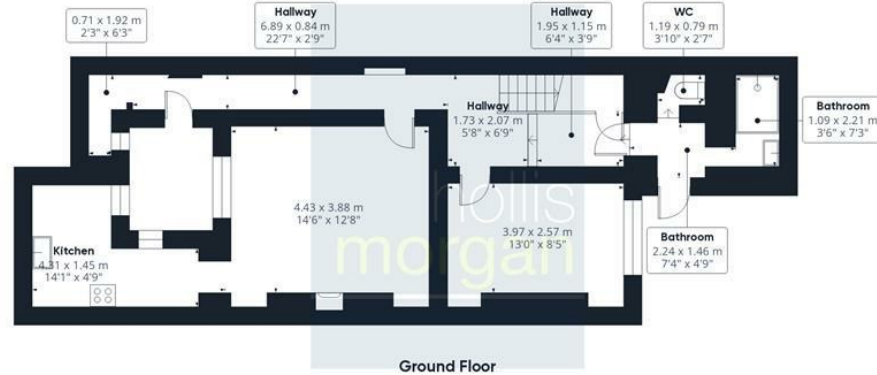
Location

Clifton Village is one of the most unique and sought after locations in the City. From its very early days as a Spa destination to the later Georgians and Victorians Clifton offers charm at every turn from the fine sweep of Royal York Crescent to the grandeur of Victoria Square. At its heart lies the picturesque "Village" offering an eclectic range of independent shops, boutiques, cafes, bars and restaurants including Cote, The Ivy and the Avon Gorge Hotel. 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.

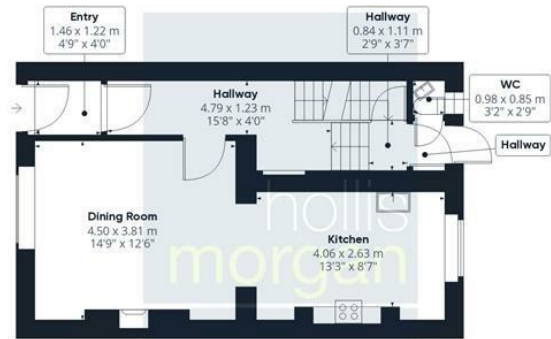
Please Note

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.





Ground Floor



Floor 1



Floor 2



Floor 3



Floor 4

Approximate total area¹⁾

221.8 m²
2387.42 ft²

Reduced headroom

5.42 m²
58.33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

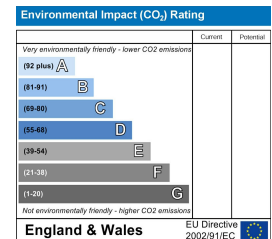
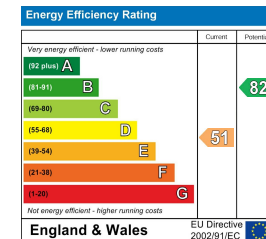
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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