

35 Pembroke Road, Bristol

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# A beautifully proportioned Grade II Listed family home, with 4 double bedrooms and an additional self-contained one-bedroom apartment.

## Accommodation

**Basement Flat** Kitchen | Reception Room | Bedroom | Bathroom

**Ground Floor** Dining room | Kitchen | W.C | Patio

**First Floor** Study | Sitting Room

**Second Floor** Two double bedrooms | Bathroom

**Third Floor** Two double bedrooms | Bathroom

## The Property

35 Pembroke Road is a lovely townhouse in the heart of Clifton, it has been modernised throughout whilst maintaining original Victorian features. This home has 4 double bedrooms and an additional self-contained one-bedroom apartment, arranged over four floors, and filled with natural light throughout; this home offers great flexibility for accommodation or entertaining.

The entrance hall, accessed via flagstone stairs, leads to a bright open plan kitchen and dining area adorned with original Victorian features; the original marble fireplace remains as a focal point in the dining room and a 3 oven aga is centrepiece in the kitchen. Dual-aspect large sash windows flood the space with natural light, complemented by a separate WC and rear access to the patio and garage.

On the first floor, a generously proportioned drawing room covers the full width of the property, with impressive sash windows which allow natural light to flow through. Currently serving as a versatile sitting room and study area, this floor offers ample room and flexibility for family living.

The second-floor hosts two double bedrooms; the principle at the front of the property, with built in wardrobe space and the original fireplace, the bedroom at the rear overlooks the patio area, alongside a centrally located family bathroom. The additional two double bedrooms and further family bathroom are on the third floor.









## Basement Flat

The self-contained basement flat is accessible via both internal and external entrances. This spacious, one bedroom apartment features a well-appointed kitchen, inviting sitting room, double bedroom and bathroom; with extra natural light being offered to the bedroom through the skylight connected to the rear patio. Ample storage space completes this lower level at the front of the property.

## Property information

**Tenure:** Freehold

**Local Authority:** Bristol City Council

**Council Tax Band:** G

**EPC: Main House:** D

**Basement Flat:** E

**Guide Price:** £1,250,000



**Approximate Gross Internal Floor Area**

**Total Area = 283 sq m / 3,051 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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