



**SARAH CLARK**  
PROPERTY CONSULTANTS

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PEMBROKE AVENUE, BRISTOL, BS11 9SJ

This lovely contemporary house is offered unfurnished and with 2 double bedrooms and two bathrooms would suit a professional couple or two sharers.

Downstairs there is an open-plan lounge, with modern kitchen and dining area with sliding doors leading to a small patio garden. The kitchen is very stylish and has a range of wall and base units, gas hob, electric oven, integrated fridge and freezer, washing machine and dishwasher. There are also two useful storage cupboards in the lounge. Downstairs to the front of the property is a double bedroom with en-suite shower room. Upstairs there is another double bedroom with velux windows into the eaves with a handy family bathroom next door with bath with shower over, wc and basin.

The house benefits from underfloor heating and there are solar panels which help keep bills low.

Sorry no pets.



## Features





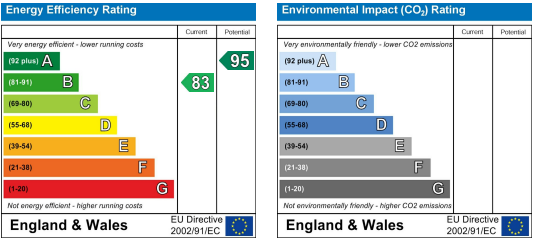
TENURE

SERVICES

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LOCAL AUTHORITY

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.