



104 HARRINGTON RD
STOCKWOOD
BRISTOL
BS14 8JR
£275,000

Offered to the market with no onward chain, can be found what has been a loving family home for many years. Now available, providing the perfect opportunity for a buyer to stamp their own mark and increase its value accordingly.

Positioned to the outskirts of Stockwood, providing open green views to the rear aspect, the property is located in a lovely, quite area, one that is very popular with first time buyers and families alike.

Externally the property provides adequate parking to the front aspect, with a driveway leading to what was a garage, but has now been partially converted with the up and over door removed and replaced with a personal door and window. To the rear aspect an enclosed garden enjoys a private and sunny aspect due to its southerly aspect.

An entrance lobby greets and provides the entrance from the front aspect and to a ground floor cloakroom and the lounge. The lounge is of generous proportions with access to the kitchen, a large opening to the dining room and with stairs leading to the first floor. The dining room is separate from the kitchen and is positioned to the rear aspect with access to the conservatory. The kitchen, again accessible from the lounge provides views of the rear garden and leads to a side lean, which in turn provides access to the rear garden and the partially converted garage.

To the first floor can be found three bedrooms, two of which are double in nature, with the third bedroom a comfortable single room. Completing the accommodation can be found the bathroom, currently comprising a three piece suite. Furthermore the property is double glazed and gas central heated via a system that was replaced in 2020 and regularly serviced since.

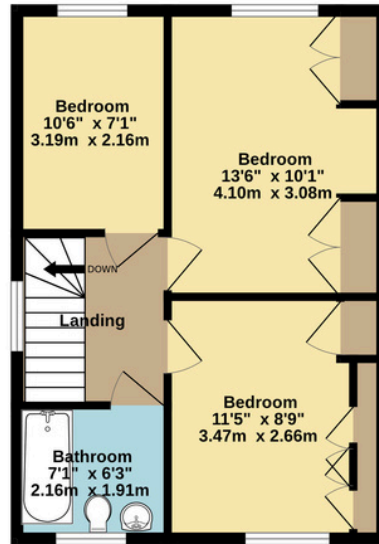
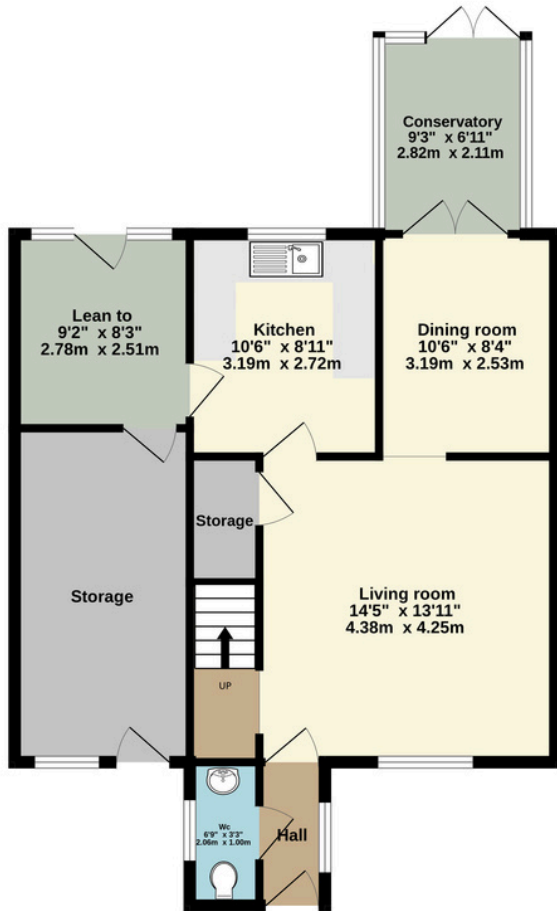
Although the property is in need of modernisation, with the potential to increase its value is evident, with many neighbouring properties improved and extended. Setting a true precedent.





Ground Floor
740 sq.ft. (68.7 sq.m.) approx.

1st Floor
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

104 Harrington Road BRISTOL BS14 8JR	Energy rating D	Valid until: 9 October 2035
		Certificate number: 3590-3500-0122-1596-3053

Property type Semi-detached house

Total floor area 82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



0117 986 6644

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