

188 Harrington Road, Bristol, BS14 8JY

Offers Over £325,000

- **Energy Rating - TCB**
- **Breathtaking Views**
- **Spacious Lounge/Diner**
- **Close To Local Amenities**

- **Two Bedroom Semi Detached Bungalow**
- **Kitchen/Breakfast Room**
- **Garage & Driveway**
- **Side Access**

Situated in the desirable Stockwood area, this charming two-bedroom semi-detached bungalow seamlessly blends comfort with convenience. Its prime location provides easy access to local amenities, including shops, schools, and bus routes.

Upon entering, you are welcomed into a generously sized lounge/diner, bathed in natural light to create a warm and inviting atmosphere—perfect for family gatherings. The adjacent kitchen/breakfast room has been thoughtfully extended and is well-appointed, offering ample space for casual dining while combining style with functionality.

The two bedrooms offer comfort and versatility. The master bedroom serves as a tranquil retreat, complete with fitted wardrobes, while the modern shower room has been stylishly updated to provide both practicality and contemporary appeal.

One of the standout features of this home is the breathtaking view enjoyed from the rear patio and through the full-height patio doors. Framing wide open vistas, this outlook brings a sense of space and serenity that's rarely found. Whether you're sipping your morning coffee, enjoying an evening meal, or simply relaxing indoors, the panoramic views provide a stunning backdrop to everyday living.

Outside, the rear garden is fully laid to patio, creating a low-maintenance yet highly usable outdoor space—perfect for entertaining, dining, or soaking in the scenery. With such an exceptional view, the patio becomes a true extension of the living space.

Adding to the property's appeal is a private driveway and garage, providing convenient off-street parking and additional storage—ideal for everyday practicality and peace of mind.

Lounge/Diner 24'10" x 12'10" into recess (7.57 x 3.93 into recess)

Kitchen/Breakfast Room 18'5" x 8'5" max (5.62 x 2.57 max)

Bedroom One 12'0" x 8'9" (3.67 x 2.69)

Bedroom Two 12'4" x 10'9" (3.76 x 3.28)

Bathroom 8'4" x 6'1" (2.56 x 1.86)

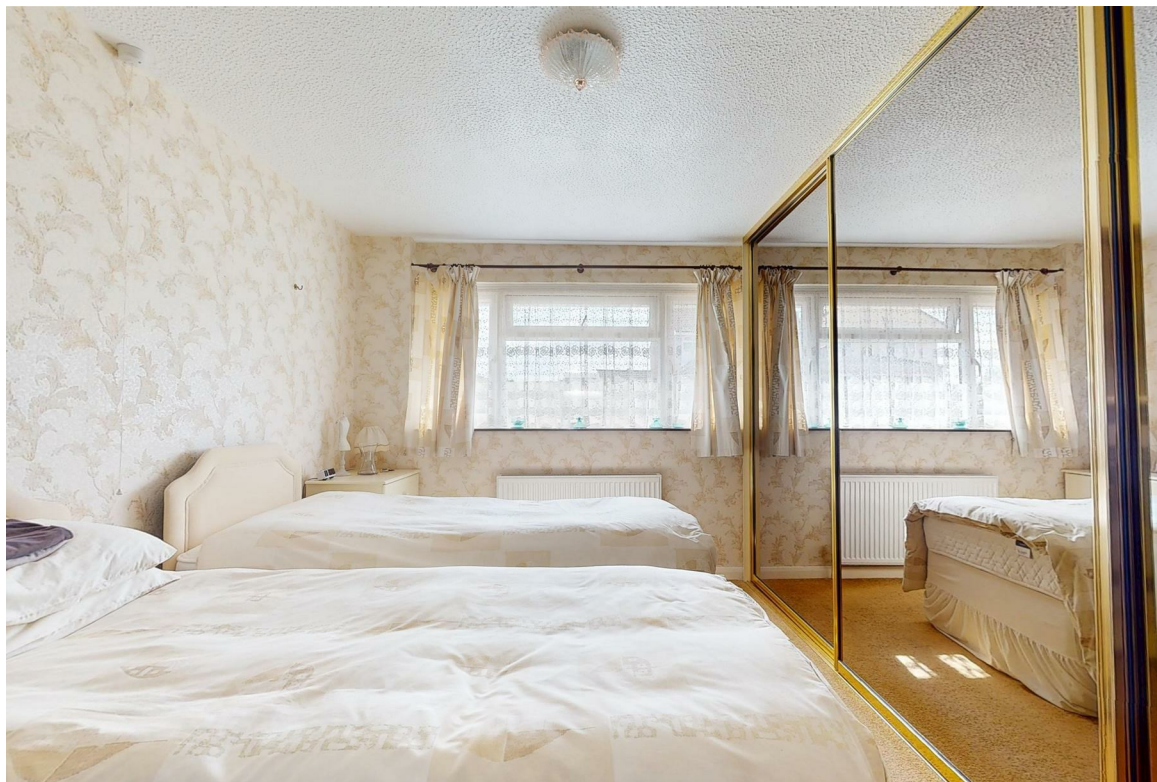
Tenure - Freehold

Council Tax Band - C





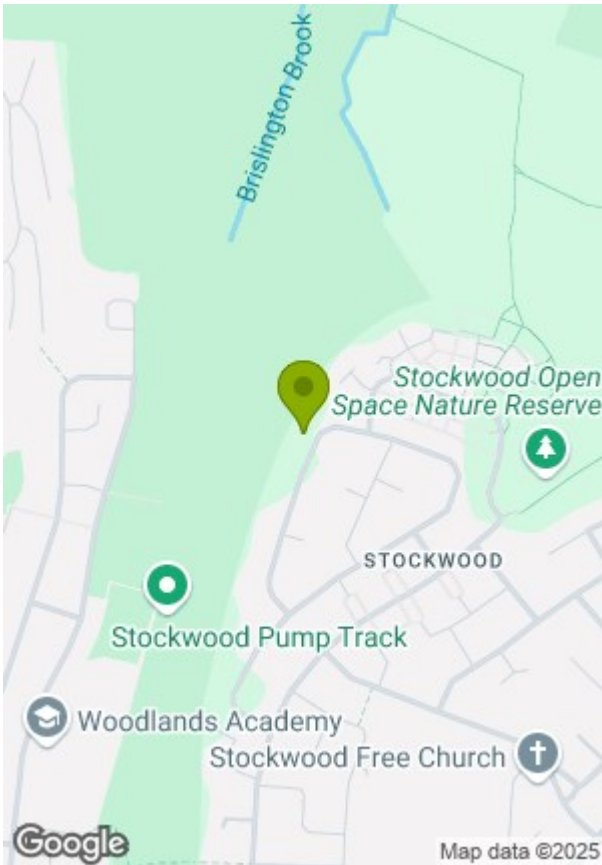








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FLOORPLAN



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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