



## 195 Harrington Road, Bristol, BS14 8JZ

**Offers Over £315,000**

A neatly presented semi detached home offered with NO ONWARD CHAIN. The accommodation in brief comprises entrance hall, sitting / dining room with feature wall finished in Venetian Plastering creating a marble effect and patio door leading to the rear garden, fitted kitchen. To the first floor can be found three bedrooms and a bathroom with a corner bath with shower over. The home has a host of benefits including gas central heating via combination boiler, UPVC double glazing, Block paved driveway providing off street parking for several vehicles and leading to the garage which has power and light. The rear garden has a decked area immediately adjoining the property with glass surround, mainly laid to lawn with shrub borders to one side and enclosed by hedging and fencing. There is a shed to the rear of the garden with power and light and is currently being used as a steam room. Situated in a popular location, close to the local woods and nature reserve and good access to public transport to Bristol City Centre. The home also has the benefit of owned solar panels currently providing an income. Call the Eveleighs Whitchurch Team to arrange your early internal viewing.

## Entrance Hall

### Sitting Room / Dining Room

23'10" max x 7'7" (7.28 max x 2.32)



## Kitchen

11'1" x 8'4" (3.39 x 2.56)



## First Floor Landing



## Bedroom One

14'3" x 9'2" (4.35 x 2.80)



## Bedroom Two

9'3" x 9'2" (2.84 x 2.81)



## Bedroom Three

9'11" x 6'11" (3.03 x 2.13)

## Bathroom

6'10" x6'0" (2.09 x1.85)

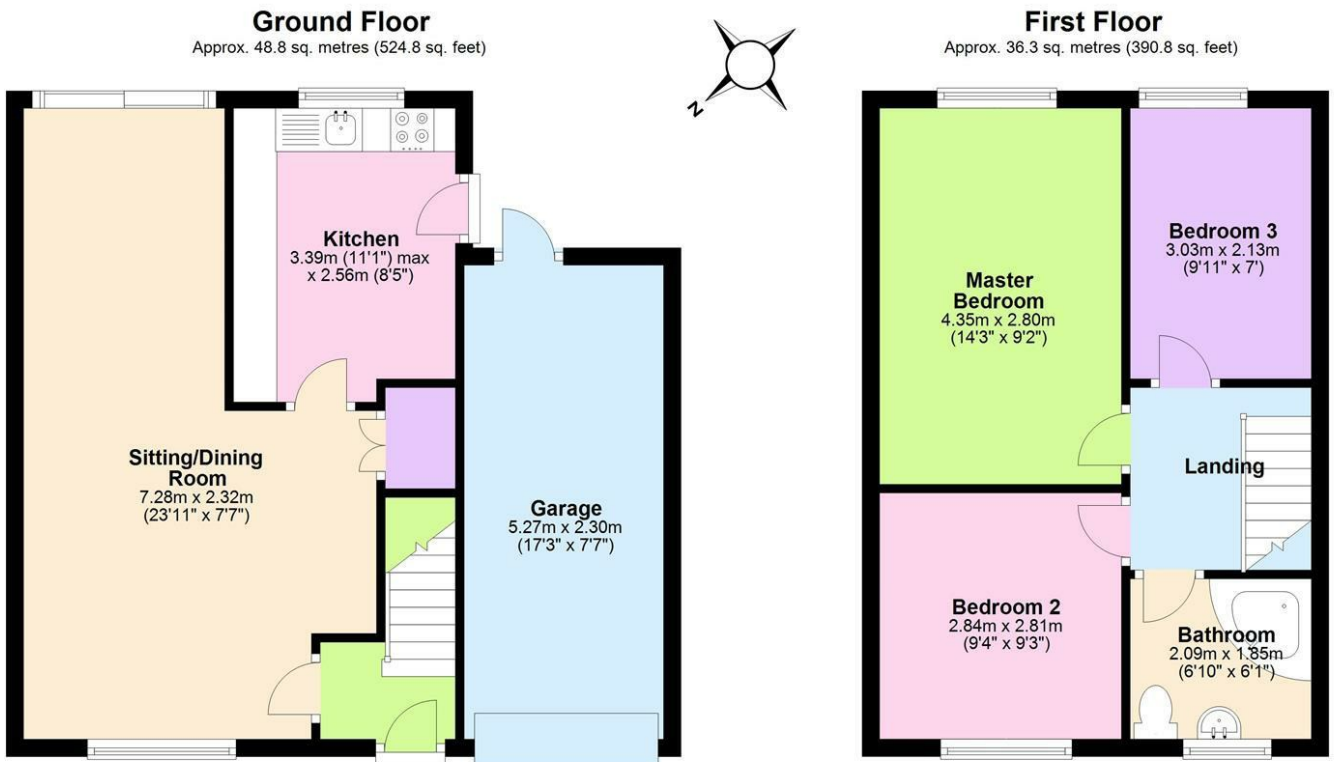


## Garage

### Outside

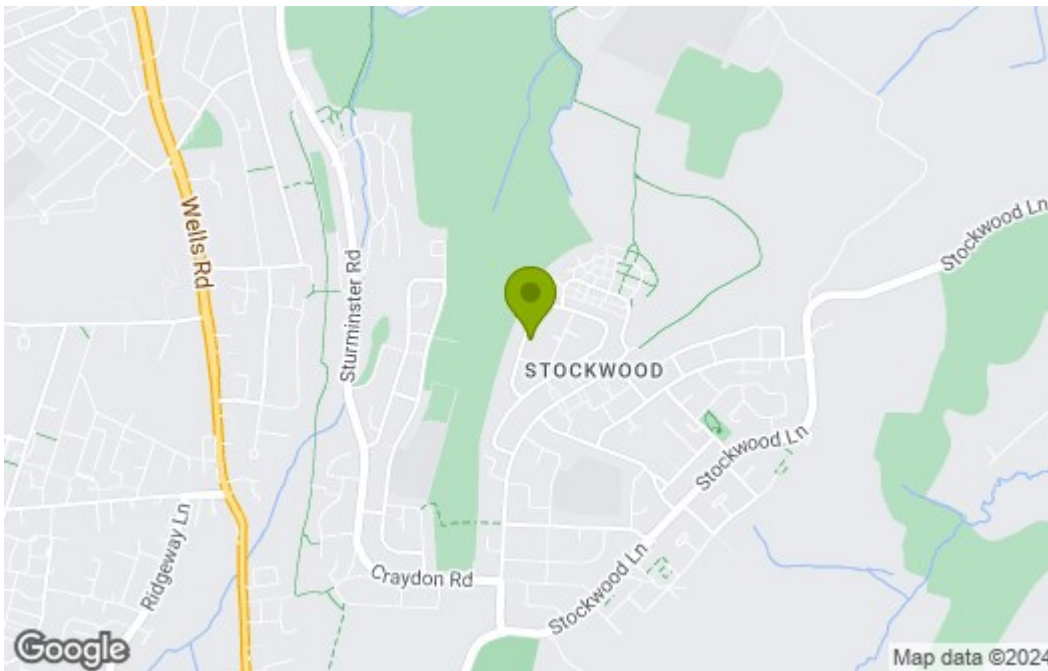


## Floor Plan

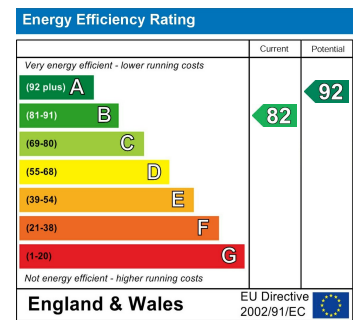


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## Area Map



## Energy Efficiency Graph



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