



### 13 Harrow Road, Bristol, BS4 3ND

**£465,000**

Presenting for sale this charming terraced house, perfectly situated in the heart of the Brislington community with excellent public transport links, nearby schools and local all the fabulous, independent local amenities on Sandy Park. Spacious and light, the accommodation comprises, entrance vestibule, hallway with a under stairs cloakroom, a large bayed lounge with wood burner, a separate dining room which opens through to a large, extended kitchen/breakfast room with French doors to the garden and a well appointed kitchen. Upstairs the property boasts three double bedrooms and the bathroom, whilst outside, there's a pretty and well planted enclosed rear garden with a south westerly aspect. Lovingly maintained and improved by the current owners, this wonderful home is the perfect opportunity for those seeking both space and character. Whether you're a family needing space for your children to grow, or a couple desiring a peaceful yet well-connected location, this property could be your ideal place to call home.

## Entrance Vestibule

### Hallway



## Sitting Room

14'10 max x 11'8 (4.52m max x 3.56m)



## Dining Room

12'8 x 9'7 (3.86m x 2.92m)



## Kitchen/Breakfast Room

15'8 x 14'9 (4.78m x 4.50m)



## Downstairs w.c

## Landing

### Master Bedroom

15'2 x 14'9 (4.62m x 4.50m)



### Bedroom Two

12'8 x 9'7 (3.86m x 2.92m)



### Bedroom Three

10'4 x 9'2 (3.15m x 2.79m)

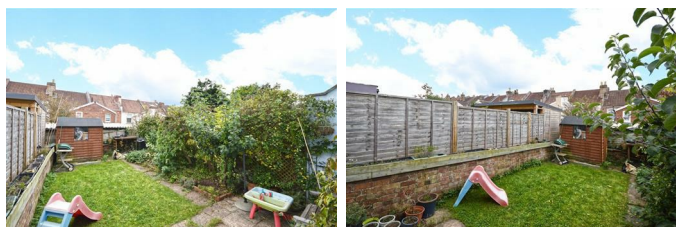


## Bathroom

6'11 x 6'5 (2.11m x 1.96m)



## Rear Garden



## Rear Elevation



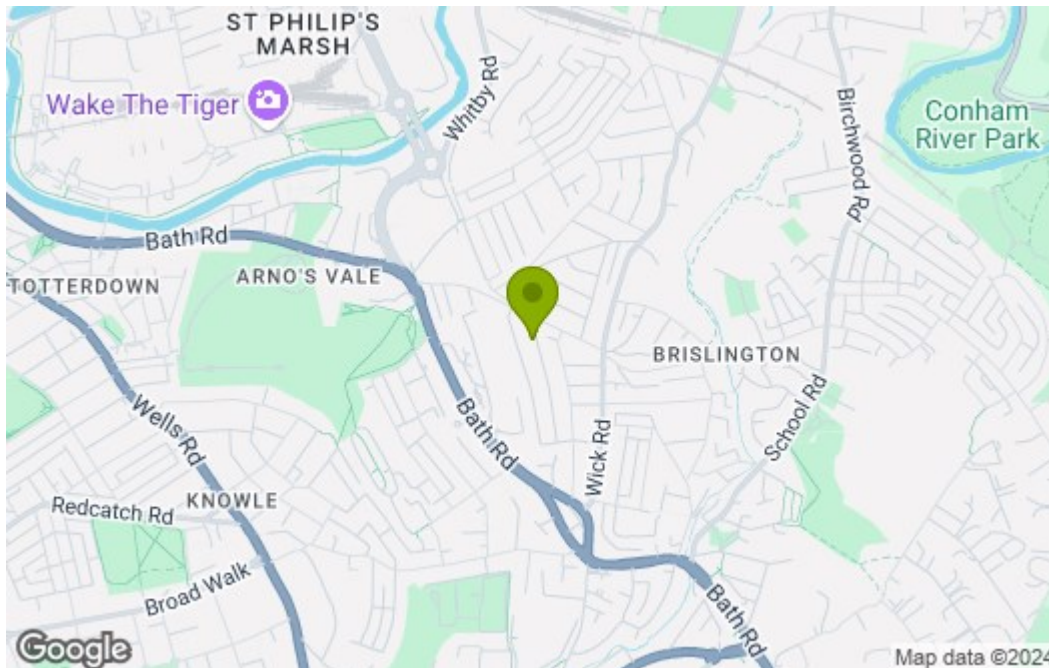
## General

Please note the property is subject to a perpetual annual rentcharge of £2.17

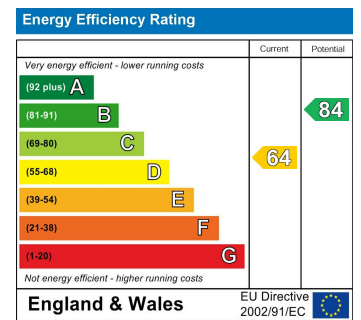
## Floor Plan



## Area Map



## Energy Efficiency Graph



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