



## 98 Hareclive Road, Bristol, BS13 9JR

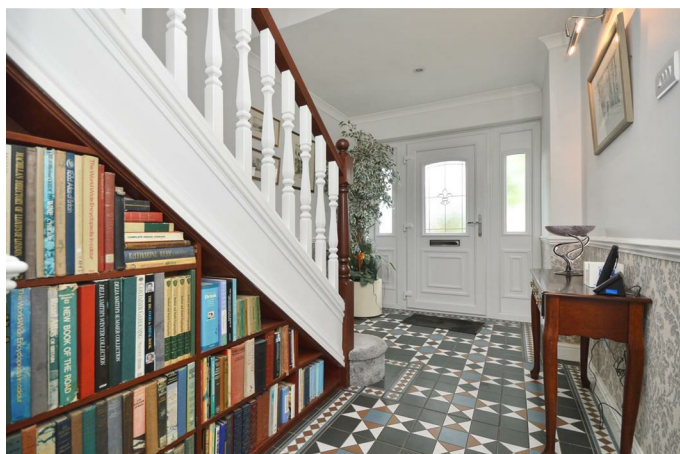
**£325,000**

This three-bedroom semi-detached house is **\*\*for sale\*\*** in Hartcliffe, Bristol, offering well-planned accommodation with good access to local amenities and transport links. The property has been carefully maintained over the years and is presented in immaculate condition.

On the ground floor, there are two interconnecting reception rooms providing flexible living and dining space, a separate kitchen, and a ground floor cloakroom. Upstairs are three bedrooms – two doubles and one single – together with a bathroom fitted as a walk-in shower. The home has an EPC rating of C and falls within Council Tax Band C.

Externally, the property benefits from a good-sized driveway providing off-street parking and a large garage/workshop. The rear garden is south-westerly facing and well established, offering outdoor space that makes the most of the afternoon and evening sun.

### Entrance Hall

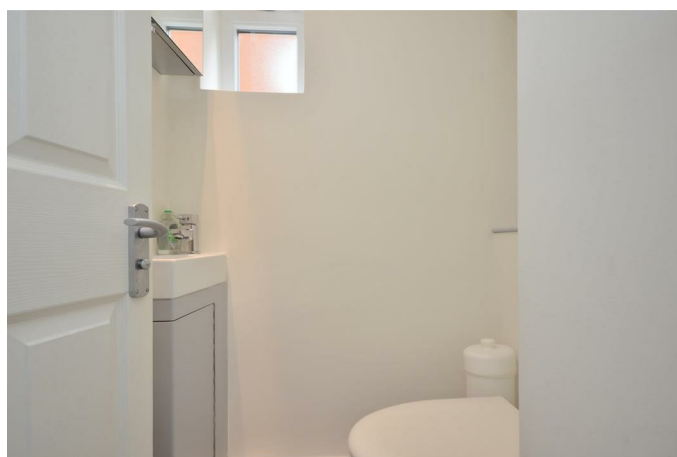


### Kitchen

10'3" x 7'7" (3.14 x 2.33)

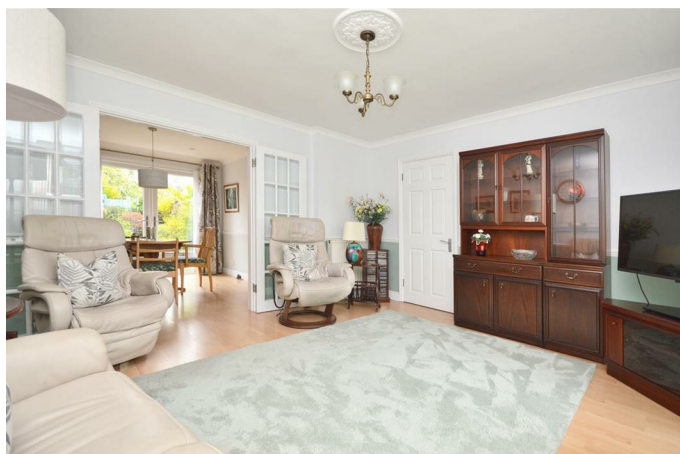


### Ground Floor Cloakroom



### Sitting Room

13'5" x 13'1" (4.11 x 3.99)



### First Floor Landing



### Dining Room

10'2" x 10'1" (3.10 x 3.08)



### Bedroom One

13'5" x 13'1" (4.11 x 4.00)



### Shower Room

8'2" x 5'5" (2.50 x 1.67)



### Bedroom Two

13'5" x 10'1" (4.09 x 3.08)



### Outside



### Garage / Workshop

33'1" x 10'4" (10.09 x 3.15)

### Agent Note

Please note the construction of this property is a Laing Easi Form. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

### Bedroom Three

8'9" x 8'9" (2.69 x 2.67)

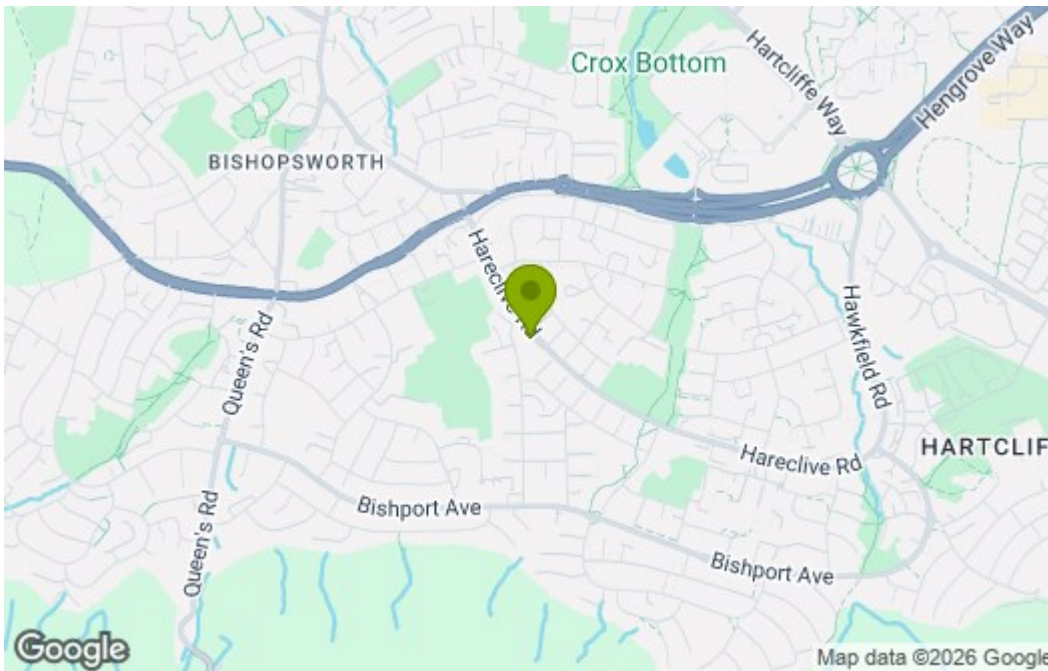


# Floor Plan



Total area: approx. 122.1 sq. metres (1314.7 sq. feet)  
98 Hareclive Road

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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