



Harrington Road, Bristol

, BS14 8LB

£360,000



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HUNTERS[®]

HERE TO GET *you* THERE

Harrington Road, Stockwood, Bristol

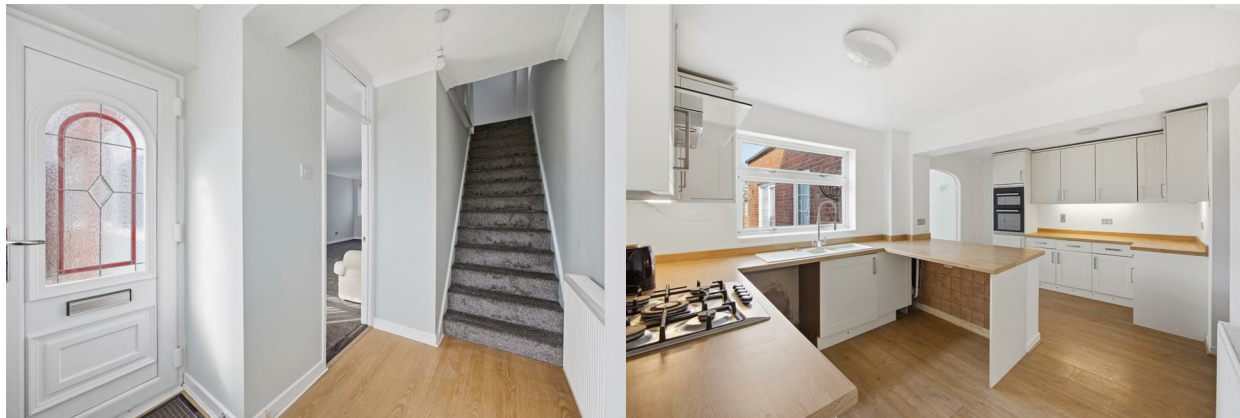
DESCRIPTION

This three-bedroom semi-detached house is for sale in a residential area of south Bristol, well placed for public transport, schools and local amenities.

The property is presented in good condition and has been extended. The main lounge/diner is a light and airy space, ideal for everyday living and dining. An extended kitchen benefits from natural light and offers access to a second reception room, which in turn opens via patio doors to the enclosed rear garden, creating a practical layout for families. A further reception space, formerly the garage, is now split to provide a study area with access to a remaining garage section used for storage.

Upstairs, there are three bedrooms: two doubles and one single, suited to families or first-time buyers wanting flexible sleeping or home-working space. The accommodation is served by a modern family bathroom. Externally, the property offers off-street parking to the front and an enclosed rear garden, providing outdoor space for relaxation or play. The property is offered with no onward chain.

The house sits within reach of schools serving the Stockwood/Whitchurch area, as well as local shops and everyday amenities. Nearby parks and green spaces around south Bristol offer walking routes and recreation. Public transport links provide regular bus services into Bristol city centre, with onward rail connections from Bristol Temple Meads towards Bath, Cardiff and London. Road links give convenient access to the A37 and wider regional routes.





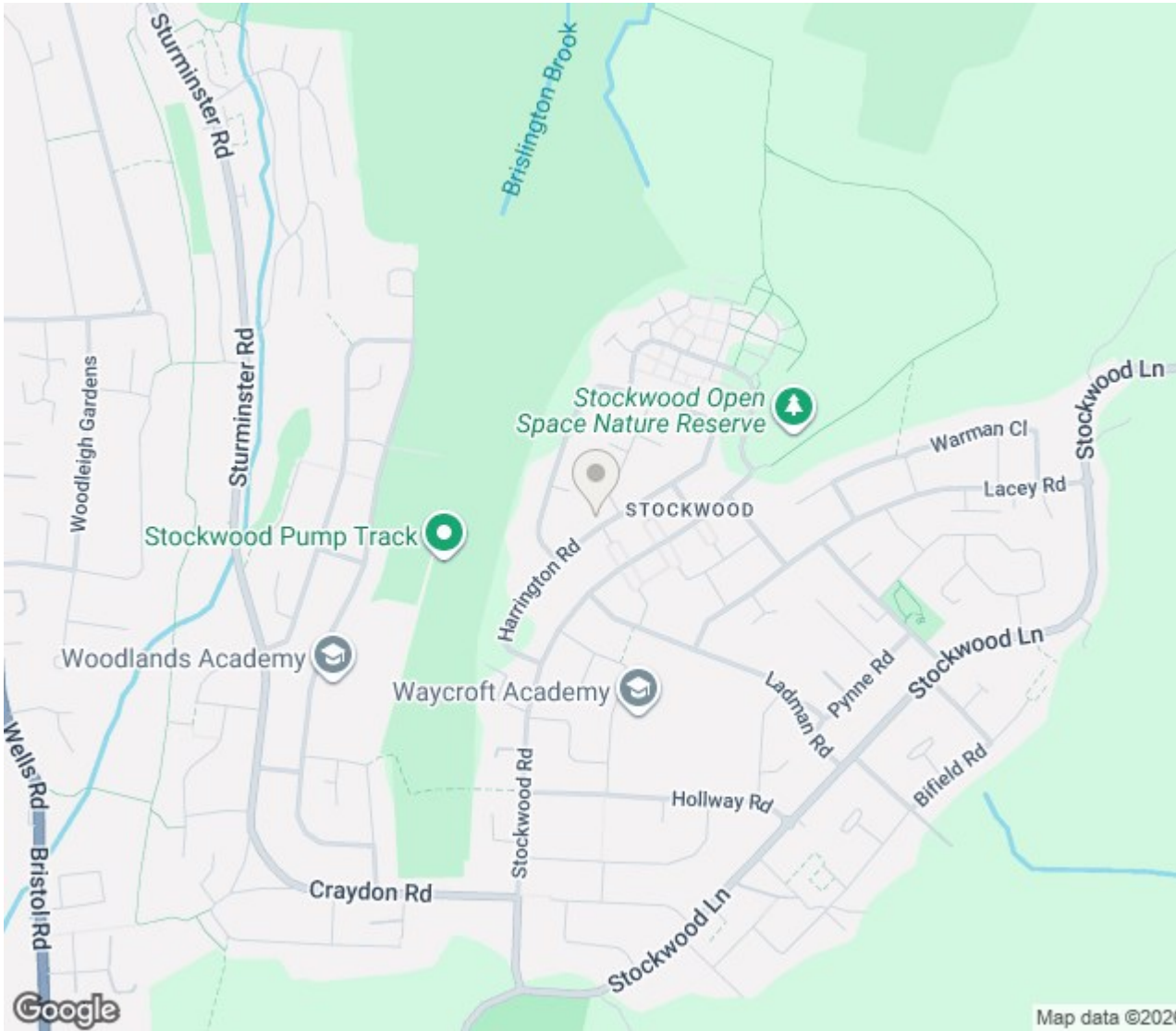


Harrington Road, BS14

Approximate Gross Internal Area 115.2 sq m / 1240 sq ft
(excluding garage)

Total Area 122.2 sq m / 1315 sq ft





ENERGY PERFORMANCE CERTIFICATE

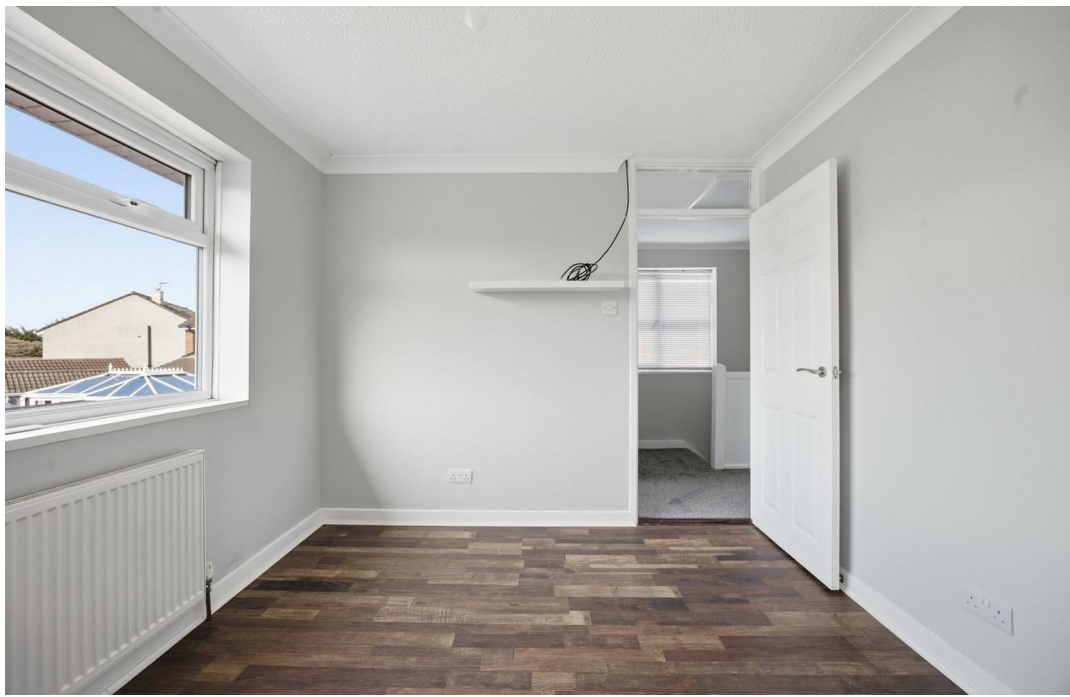
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.