



## 12 Harrington Avenue, Bristol, BS14 8JT

**£325,000**

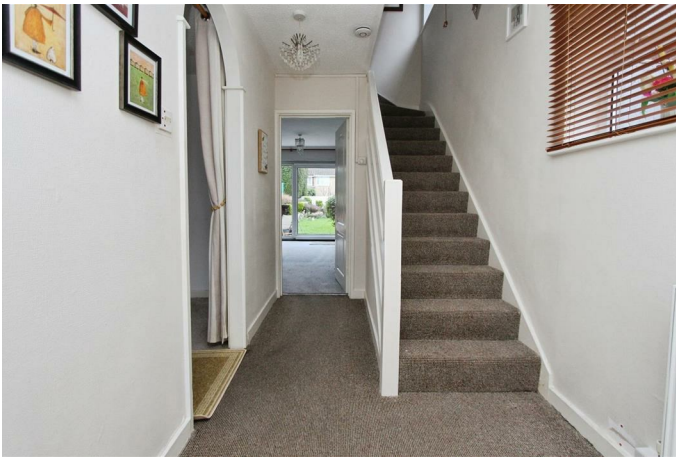
This three-bedroom semi-detached house is offered for sale in a neutrally decorated condition and is well located in a popular residential area of Bristol, ideal for first-time buyers and families. The property benefits from gas central heating and double glazing, with a roof replaced in recent years and the added convenience of no onward chain.

Accommodation comprises a separate reception room with garden access and views over the south-facing enclosed rear garden. The kitchen includes dining space, providing a practical family hub. There is a ground floor WC, along with a family bathroom to the upper floor. Sleeping accommodation includes three good size bedrooms.

Externally, the house offers a generous driveway providing off-street parking and a detached single garage. The south-facing garden is enclosed, offering a usable outdoor space.

The property is situated within reach of local amenities including shops, cafés and everyday services found in the BS14 area of south Bristol, with a noted community feel. Nearby schools serve the local area,

**Entrance Hall**



**First Floor Landing**



**Downstairs W/C**



**Bedroom One**

13'4" x 8'3" (4.08 x 2.52)



**Kitchen / Dining Room**

16'6" x 10'6" (5.05 x 3.21)



**Sitting Room**

16'10" x 14'7" (5.14 x 4.47)



**Bedroom Two**

11'0" x 10'0" (3.36 x 3.05)



### Bedroom Three

10'4" x 6'8" (3.16 x 2.05)



### Bathroom

6'8" x 5'6" (2.04 x 1.68)



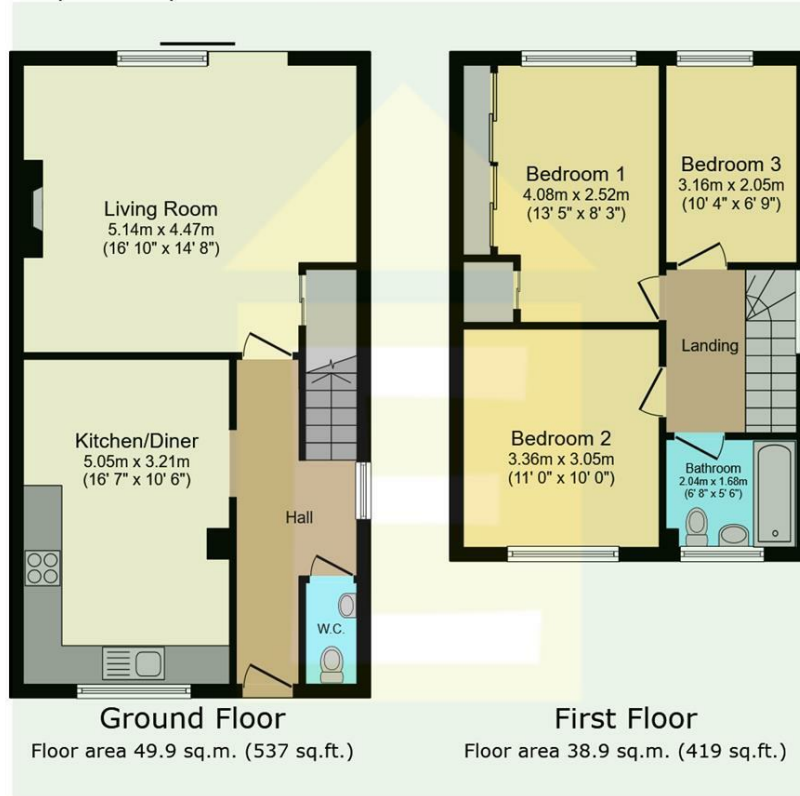
### Outside



### Garage

## Floor Plan

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Total floor area: 88.8 sq.m. (956 sq.ft.)

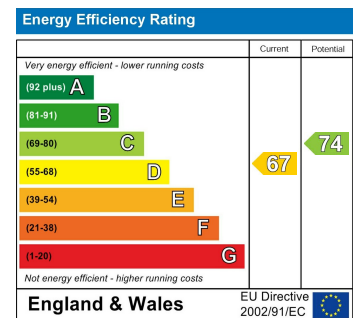
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



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