Harrington Road, Bristol

, BS14 8LD

**£330,000**

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Harrington Road, Bristol

DESCRIPTION

This extended four bedroom semi detached home is situated in the popular Stockwood area and is being sold with NO ONWARD CHAIN!!! The ground floor comprises of an entrance porch, light and airy lounge/diner and fitted kitchen with door leading to the rear garden. The upstairs comprises of first floor landing, four bedrooms, shower room and a separate w/c. Further benefits include a private enclosed rear garden with a shed and original garage, an extended attached garage to the side of the property with a driveway providing off street parking to the front. Call today to book a viewing!!!
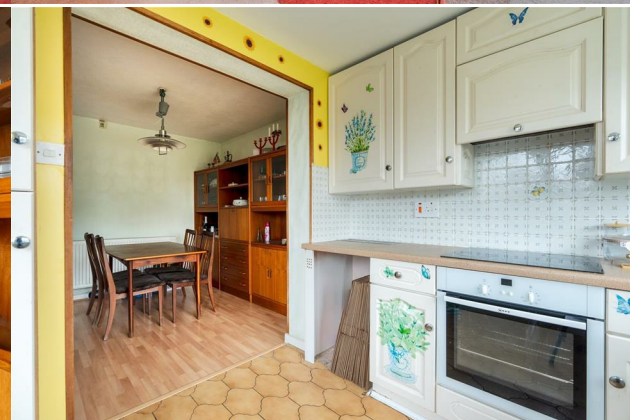
ROOMS

Porch
Access to the front property through the porch door into the lounge/diner. Stairs leading from the ground floor to the first floor.

Lounge/diner
Leading from the porch into the lounge/diner. Double glazed window to the front and rear. Access to the kitchen.

Kitchen
Leading from the lounge/diner into the kitchen. The kitchen consists of built-in matching wall and base units, oven and hob, sink and drainer, space for washing machine and fridge/freezer. Double glazed window to the rear and door to the side giving you access to the garden.

Landing
Stairs leading from the ground floor to the first floor. Access to all four bedrooms, w/c and shower room. Cupboard.

Bedroom One
Leading from the landing into bedroom one. Double glazed window to the front.

Bedroom Two
Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom Three
Leading from the hallway into bedroom four. Double glazed window to the front and rear.

Bedroom Four
Leading from the landing into bedroom three. Double glazed window to the front.

Shower Room
Leading from the landing into the shower room. Walk in shower and hand wash basin. Obscured double glazed window to the rear.

W/C
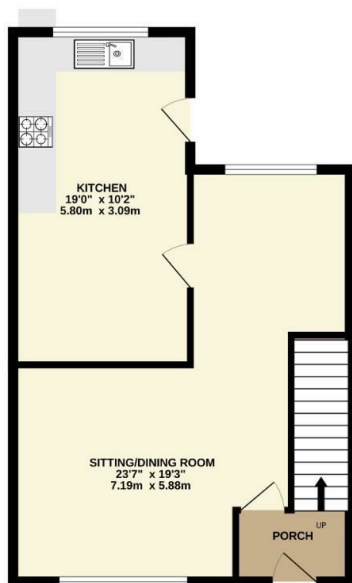W/C and double glazed window to the rear.

Front Garden
Blocked paved driveway providing off street parking. Access to garage.

Extended Garage
Accessed via up and over eclectic front door and curtesy door to rear garden. Power & Light.
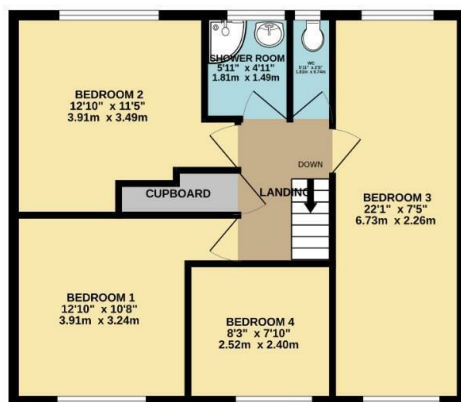
Formerly Original Garage
Accessed via the rear garden. Power and light.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

KITCHEN
19'0" x 10'2"
5.80m x 3.09m

SITTING/DINING ROOM
23'7" x 19'3"
7.19m x 5.88m

PORCH
UP

1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

BEDROOM 2
12'10" x 11'5"
3.91m x 3.49m

SHOWER ROOM
5'11" x 4'11"
1.81m x 1.49m

WC
5'3" x 2'5"
1.61m x 0.74m

DOWN

CUPBOARD

LANDING

BEDROOM 3
22'1" x 7'5"
6.73m x 2.26m
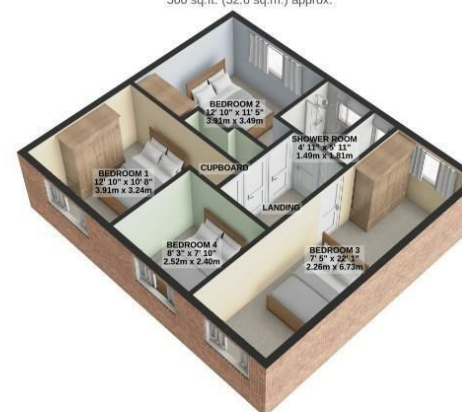
BEDROOM 1
12'10" x 10'8"
3.91m x 3.24m

BEDROOM 4
8'3" x 7'10"
2.52m x 2.40m

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.
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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

KITCHEN
10' 2" x 19' 0"
3.09m x 5.80m

SITTING/DINING ROOM
19' 3" x 23' 7"
5.88m x 7.19m

PORCH

1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

BEDROOM 2
12' 10" x 11' 5"
3.91m x 3.49m

SHOWER ROOM
4' 11" x 5' 11"
1.49m x 1.81m

CUPBOARD

LANDING

BEDROOM 1
12' 10" x 10' 8"
3.91m x 3.24m

BEDROOM 4
8' 3" x 7' 10"
2.52m x 2.40m

BEDROOM 3
7' 5" x 22' 1"
2.26m x 6.73m

TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not
represent the current state of the property. Measurements are approximate. Not to scale.
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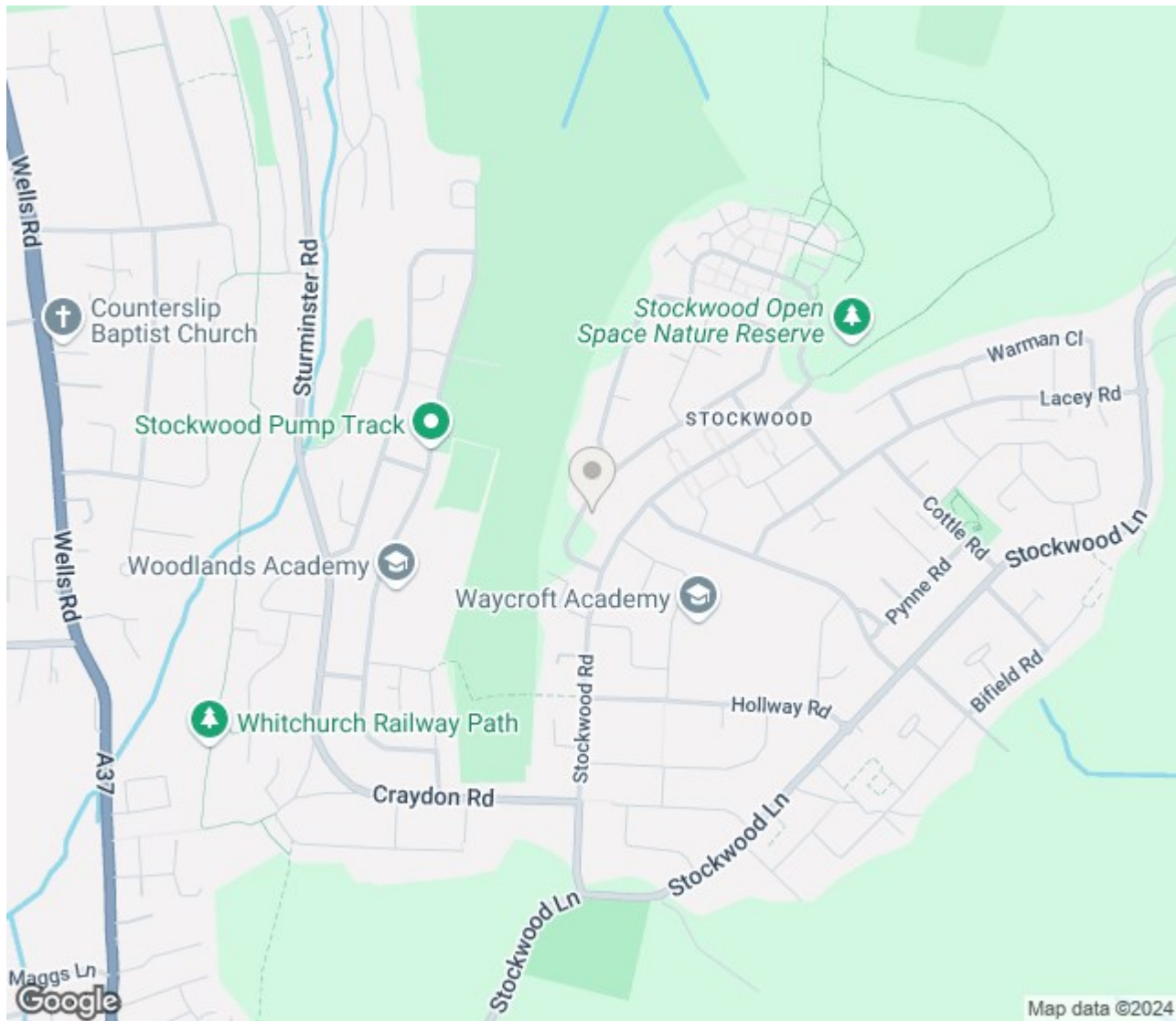
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Thinking of Selling?

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