



## 41 Harrington Road, Bristol, BS14 8LB

**£320,000**

This neutrally decorated three-bedroom semi-detached house is offered for sale in a family-orientated area of Bristol, benefiting from no onward chain. The property provides two reception rooms, including a sitting room to the front with large windows and a separate dining room to the rear with French doors opening onto the garden. There is a separate kitchen with a door to the side. On the first floor, there is a bathroom and a separate WC.

Accommodation comprises two double bedrooms and one single bedroom. The home benefits from double glazing and gas central heating, and features a fireplace in the sitting room. Externally, there is a generous driveway leading to a single garage, together with a pretty rear garden that offers a good degree of privacy.

The property is situated within easy reach of local schools and everyday amenities, including shops and local doctors surgery. The area is also close to local woods and a nature reserve, providing pleasant walking routes and green space.

### Entrance Hall



### Kitchen

9'8" x 9'3" (2.96 x 2.83)



### Sitting Room

12'0" x 12'0" (3.67 x 3.67)



### First Floor Landing



### Dining Room

9'8" x 9'3" (2.97 x 2.84)



### Bedroom One

12'4" x 9'3" (3.76 x 2.83)



### Bedroom Two

10'10" x 9'5" (3.31 x 2.89)



### Separate WC



### Bedroom Three

8'9" x 7'6" (2.68 x 2.30)



### Outside



### Garage

16'9" x 7'1" (5.11 x 2.17)

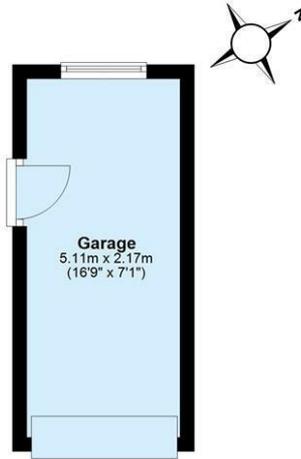
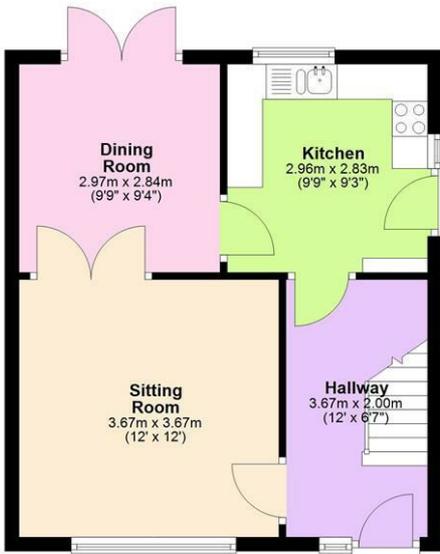
### Bathroom

5'7" x 5'0" (1.71 x 1.54)

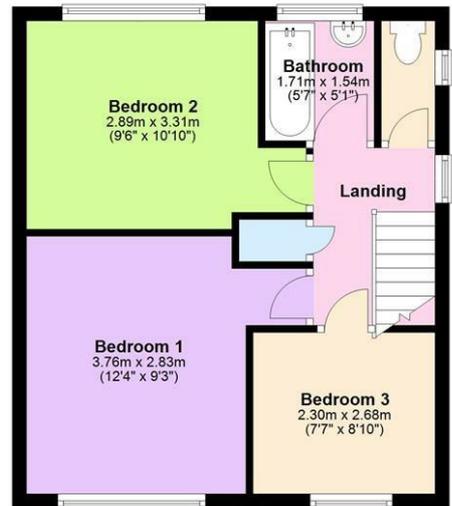


# Floor Plan

**Ground Floor**  
Approx. 49.9 sq. metres (537.4 sq. feet)

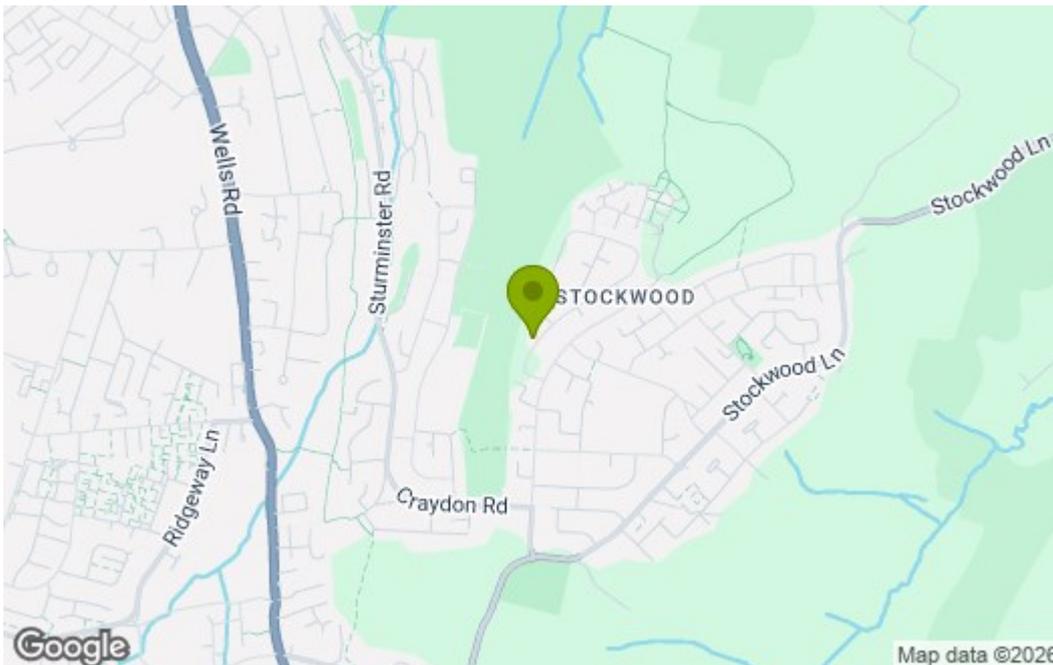


**First Floor**  
Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 87.4 sq. metres (940.6 sq. feet)  
**41 Harrington Road, Bristol**

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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