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South Ward

£260,000

- * *Victorian Terrace Home*
- * *Downstairs WC*
- * *4 Bedrooms*
- * *Shower Room*
- * *3 Separate Reception Rooms*
- * *Double Glazing*



114 High Street, Worle, BS22 6HD

2 Langport Road, Weston super Mare, BS23 1YR

Description

A Victorian Terrace home, well placed for access to local shops, Clarence Parks, bus service and the Sea Front at the end of Clevedon Road. A more comprehensive range of amenities can be found in Weston Town Centre. Although the property requires some modernisation there is lots of space and plenty of potential. The gas centrally heated accommodation benefits from 4 bedrooms, 3 separate reception rooms, kitchen, downstairs WC and shower room.

Accommodation

Entrance Porch

Double glazed door to

Entrance Hall

Glazed door. Radiator, laminate floor. Under stairs cupboard. Staircase to first floor accommodation.

Lounge 17' 10" x 14' 6" (5.43m x 4.42m)

Cast Iron fireplace with open hearth. Two radiators, coved ceiling. Double glazed Bay window to front.

Dining Room/ Bedroom 5 17' 0" x 12' 1" (5.18m x 3.68m) Radiator. Wash hand basin with drawers under. Tiled shower enclosure with mains shower. There is also provision to install a WC. Double glazed window to rear.

Breakfast Room 13' 0" x 9' 1" (3.96m x 2.77m)

Cast Iron fireplace. Storage cupboards and shelving, laminate floor. Cupboard housing gas fired boiler for central heating and domestic hot water. Radiator. Door to

Kitchen 10' 9" x 9' 3" (3.27m x 2.82m)

Fitted with a range of floor and wall mounted units with roll edge worksurface and tiling to splashbacks. Tiled floor. Single drainer stainless steel sink with central mixer taps. Space for washing machine. Built in electric oven and gas hob with cooker hood over. Dual aspect double glazed windows to side and rear. Door to rear porch with door to the rear garden and **Cloakroom** 4' 0" x 2' 10" (1.22m x 0.86m) White suite of wash hand basin and low level WC. Velux window.

First Floor Landing

Radiator. Access to loftspace.

Bedroom 1 14' 6" x 12' 1" (4.42m x 3.68m)

Wash hand basin with cupboards under. Radiator. Double glazed window to front.

Bedroom 2 17' 0" x 12' 1" (5.18m x 3.68m)

Wash hand basin. Radiator. Double glazed window to rear.

Bedroom 3 14' 11" x 10' 10" (4.54m x 3.30m)

Wash hand basin. Radiator. Double glazed window to rear.

Bedroom 4 10' 6" x 5' 9" (3.20m x 1.75m)

Double glazed window to front.

Shower Room 7' 7" x 6' 11" (2.31m x 2.11m)

White suite of tiled shower enclosure with mains shower. Fully tiled walls. Pedestal wash hand basin, low level WC. Obscure double glazed window to side.

Outside

Small front garden, enclosed by a low level stone wall with pathway to front door. Rear courtyard style garden consists of paved patio and a gate with pedestrian access to Newton Road.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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