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Estate Agents

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01934 519200

# Harris & Lee

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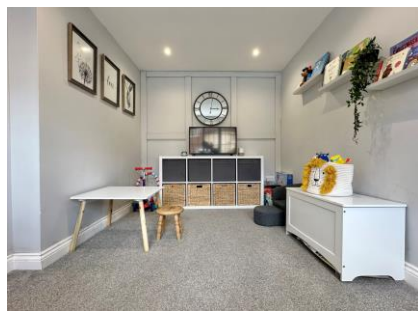
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*Wick St Lawrence*

*Offers Over £260,000*

- \* *2 Bedroom Semi Detached*
- \* *Converted Garage*
- \* *Study/Play/Hobby Room*
- \* *Southerly Rear Garden*
- \* *Driveway Parking*
- \* *Favoured Location*



*114 High Street, Worle, BS22 6HD*

## Description

If you are looking for that extra room or bit of extra space from a 2 bedroom semi-detached home, and would love to reside in popular Wick St Lawrence, then this property is sure to appeal. The garage has been adapted into a 12'7" x 7'5" playroom, that could be an ideal hobby room or office space for those who work from home, plus a section of the rear of the garage has been kept for storage or utility space. The double glazed and gas centrally heated accommodation includes a 14' separate lounge, 14' kitchen/diner and bedroom 1 features an en-suite shower. Many will appreciate the benefits of adjacent driveway parking and that the rear garden is of a good size and southerly facing. A new boiler was installed in January. Early viewing advised.

## Accommodation

### Entrance

Front entrance door (replaced in November) to entrance lobby with wood effect flooring, coved ceiling and further door to

**Lounge** 14' 9" x 14' 0" (4.49m x 4.26m) including staircase rising to the first floor accommodation, with built-in cupboard under. Coved ceiling, smooth ceiling finish, double glazed window to front aspect. Access through to

### Kitchen/Diner

14' 0" x 8' 8" (4.26m x 2.64m) Fitted wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for 'American' style fridge/freezer and dishwasher. Coved ceiling, smooth ceiling finish, double glazed window to front aspect. Double doors to the rear garden. Access to

### Hobby/Play Room

12' 7" x 7' 5" (3.83m x 2.26m) Formerly the garage, now a useful multi purpose room with feature painted timber panelled wall. Radiator, smooth ceiling finish with inset spotlights. Double glazed window to front aspect.

### First Floor Landing

Coved ceiling, smooth ceiling finish, double glazed window to rear aspect.

**Bedroom 1** 13' 2" x 10' 8" (4.01m x 3.25m) Built-in airing cupboard. Radiator, coved ceiling, smooth ceiling finish, double glazed window to front aspect. Opening through to

### En-suite

Shower cubicle with 'Triton' shower, pedestal wash hand basin. Smooth ceiling finish with coving. Extractor fan. Obscure double glazed window.



**Bedroom 2** 10' 5" x 7' 6" (3.17m x 2.28m) Radiator, smooth ceiling finish with coving. Double glazed window to front aspect.

**Bathroom** 6' 2" x 5' 10" (1.88m x 1.78m) Panelled bath with mixer shower and side shower screen, pedestal wash hand basin and low level WC. Tiled walls. Smooth ceiling finish with coving. Obscure double glazed window.



## Outside

The front garden is enclosed with low level brick walling. Adjacent driveway providing off road parking. The rear garden is of a good size for a 2 bedroom home, enclosed and benefitting from a southerly facing aspect. The garden is laid to grass and patio, with outside tap and personal door which opens into the remaining section of garage, used as a store/utility space.



## Tenure

Freehold, council tax band is 'C'.

## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 45-72mbps, source: Openreach.

**The energy rating for this property is 'C'.**

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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