

Harris & Lee
Estate Agents

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.....a fresh approach with over 50 years experience



Worle £155,000

- * First Floor Flat
- * Bathroom
- * Lounge Opening to Kitchen
- * Area Of Garden
- * Double Bedroom
- * Parking



114 High Street, Worle, BS22 6HD

Description

Situated on the level in a very convenient location and within a short distance of Sainsbury's together with a number of other well know outlets, Worle Parkway and a regular bus service. A well presented first floor flat being one of 4 in a detached building. The accommodation benefits from gas central heating and double glazing and comprises entrance hall, staircase to first floor, lounge, kitchen, double bedroom and bathroom. There is allocated parking and an area of enclosed garden

Accommodation

Entrance Hall

Double glazed entrance door. Electric radiator. Staircase to first floor.

Landing

Store cupboard. Radiator. Laminate flooring. Access to loft.

Lounge 11' 5" x 10' 10" (3.48m x 3.30m)

Radiator. Laminate flooring. Coved ceiling. Double glazed window to rear. Archway to

Kitchen 11' 0" x 5' 10" (3.35m x 1.78m)

Plus recess for upright fridge/freezer. Range of wall and floor units with 'metro' style tiling to splashbacks. Single drainer sink unit. Wall mounted gas combination boiler. Space for washing machine. Gas and electric cooker point. Tiled floor. Double glazed window to rear.

Bedroom 11' 9" x 7' 11" (3.58m x 2.41m)

Radiator. Coved ceiling. Double glazed window to front.



Bathroom 6' 7" x 4' 11" (2.01m x 1.50m)

White suite of panelled bath with shower mixer taps, pedestal wash hand basin and low level WC. Radiator. Down lighting. Coved ceiling. Shelved cupboard over the stairhead. Obscure double glazed window to front.

Outside

Area of enclosed garden laid to paving. Garden Shed. Gate to parking space.

Tenure

Leasehold - 965 years remaining.

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.



TOTAL FLOOR AREA: 434 sq. ft. (39.4 sq. m.) (approx.)
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of floors, heights, areas and the like, are approximate and no responsibility is taken for any errors or omissions. The services, systems and equipment shown have not been visited and the plan has been prepared on the basis of information supplied by the vendor.

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.