

**Harris & Lee**  
Estate Agents

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# Harris & Lee

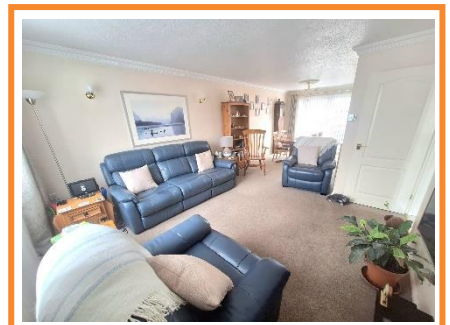
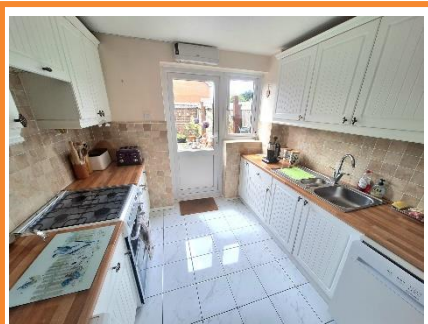
Estate Agents

Helping you move with 100 years combined staff experience



*Meadvale OIRO £270,000*

- \* End Of Terrace Home
- \* Garage & Driveway
- \* Refitted Bathroom
- \* 3 Bedrooms
- \* Greenspace Close By
- \* 24' Lounge/Diner



114 High Street, Worle, BS22 6HD

### Description

A wonderful 3 bedroom end terrace home with garage and driveway, plus a Southerly facing rear garden. Occupying a level 'no through road' position with a lovely area of green space adjacent. Close to amenities, such as Worle Train Station, local shops and commuter links.

This bright and airy property benefits from a refitted bathroom and has been well maintained by the current owners. A must see property!

### Accommodation

#### Entrance

uPVC obscure double glazed door and side panel to

#### Entrance Hallway

Tiled flooring. Fuse box. Radiator, staircase to first floor accommodation.

**Lounge/Diner** 24' 0" x 11' 9" max, reducing to 8'09" (7.31m x 3.58m)

A bright, dual aspect room with uPVC double glazed windows to front and uPVC double glazed French doors with side panels to the rear garden. Wall lighting. Radiator, coved ceiling.

**Kitchen** 8' 9" x 8' 4" (2.66m x 2.54m)

Fitted with a range of wall mounted and base units roll edge worksurfaces and tiled to splashbacks. One and a half bowl stainless steel sink and drainer unit with central mixer taps. Space for gas/electric cooker. Cooker hood over. Space for 2 additional under counter appliances. Large storage recess, currently used as a space for upright fridge/freezer. Large under stairs storage with plumbing for washing machine. Wall mounted electric heater. Tiled flooring. uPVC double glazed door and window to rear garden.

### First Floor Landing

Access to part board loft space with light and power. Airing cupboard housing recently installed 'Vaillant' Combination boiler for domestic hot water and central heating. Hive controls. Doors to all rooms.

**Bedroom 1** 13' 0" x 10' 1" (3.96m x 3.07m)

uPVC double glazed window to front aspect. Radiator. Coved ceiling.

**Bedroom 2** 10' 7" x 9' 3" (3.22m x 2.82m)

uPVC double glazed window to rear aspect, coved ceiling, Radiator.

**Bedroom 3** 8' 8" x 7' 7" MAX (2.64m x 2.31m)

Reducing to 6' 02". Stair head with built in storage cupboard above. uPVC double glazed window to front. Coved ceiling. Radiator.

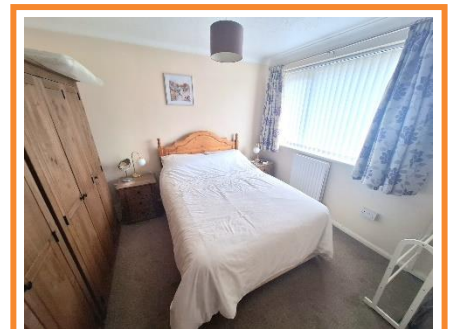
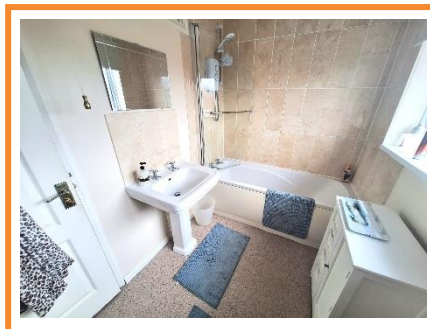
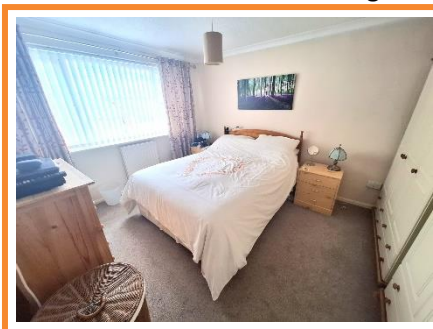
**Bathroom** 5' 7" x 8' 5" (1.70m x 2.56m)

A refitted suit of panelled bath with glass shower screen and new 'Triton' Electric shower over. W.C. Ladder style radiator, spot lights, extractor fan. Vinyl floor covering. Vanity wash hand basin. Obscure uPVC double glazed window to rear.

### Outside

The front of the property is approached by a pathway, front garden is low maintenance and laid to stone chippings. Enclosed by picket fence. Access to strip of side garden, laid to grass and plants and enclosed by fence. The Southerly facing, private back garden is low maintenance. Enclosed by brick walls and laid to patio. Rear gate gives access to the driveway. cold water tap. Side door to garage measuring 8' 0" x 17' 7" with up and over lights and Power Points. Adjacent to the property there is a large area greenspace.

### Tenure





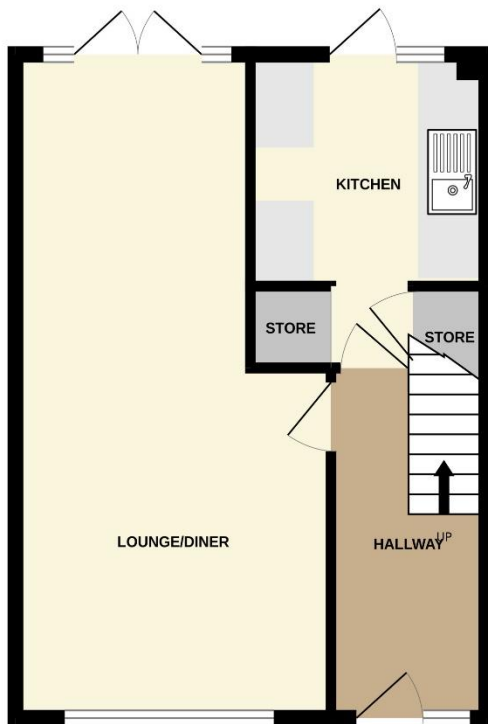
**Material Information.**

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- 5G. Visiting the Ofcom checker. Flood-  
 risk- North Somerset planning website will provide  
 details of the flood-risk map for this area.

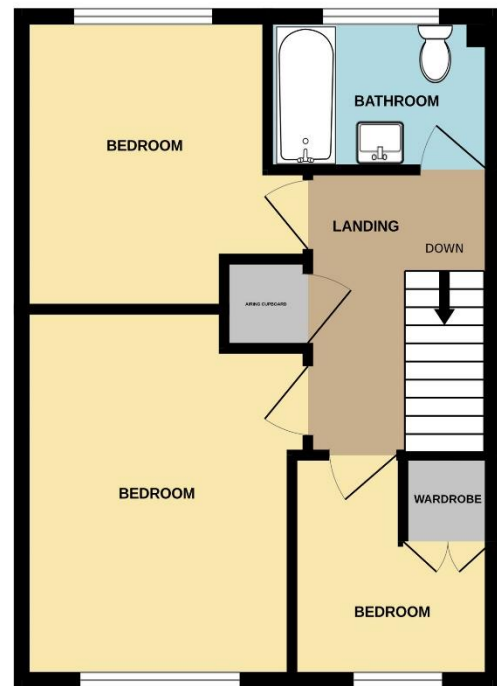
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
 421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
 421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.

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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