

Harris & Lee
Estate Agents

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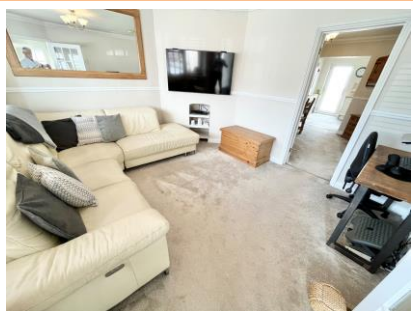
Estate Agents

Helping you move with 100 years combined staff experience



Milton £320,000

- * Extended Semi-Detached Home
- * Kitchen, Utility & Cloakroom
- * 2/3 Bedrooms
- * Re-Fitted Shower Room
- * 2 Separate Reception Rooms
- * 64, Rear Garden



114 High Street, Worle, BS22 6HD

Description

Situated on the level almost at the head and at the widest part of this established cul-de-sac in Milton and very well placed for access to Worle High Street, Bus service, and Schools. A very well presented and extended semi-detached home benefiting from 2/3 bedrooms, 2 separate reception rooms, kitchen, utility and cloakroom. The shower room has been re-fitted with a walk-in shower and the property also benefits from parking at the front, shared driveway to a garage together with a larger than average rear garden measuring approximately 64' long.

Accommodation

Entrance Porch

Double glazed entrance door. Double glazed window to side. Natural slate tiled floor. Small pane glazed door to

Entrance Hall

Radiator. Obscure double glazed window to side.

Lounge 13' 7" x 12' 10" (4.14m x 3.91m)

Into double glazed bay window to front. Radiator. Coved ceiling. TV bracket with space to screen the wiring and a recess for a digital box etc. Door to

Dining Room 10' 9" x 10' 2" (3.27m x 3.10m)

Radiator. Coved ceiling. Opening to

Kitchen 12' 3" x 9' 10" (3.73m x 2.99m)

Fitted a range of floor and wall units with roll edge worksurfaces, concealed lighting and tiling to splashbacks. Single drainer 1 and 1/2 bowl stainless steel sink unit with mixer taps. Built-in electric double oven and 5 burner gas hob with stainless steel cooker hood over. Integrated dishwasher and fridge/freezer. Natural slate tiled floor. Coved ceiling. Radiator. Double glazed window and door to the rear.

Utility Room

Accessed via the dining room and having a worktop with circular stainless steel sink unit, plumbing for washing machine and wall mounted gas central heating unit. Natural slate tiled floor. Obscure double glazed window to side. Door to

Cloakroom

White suite of pedestal wash hand basin and low level WC. Radiator. Natural slate tiled floor. Obscure double glazed window to side.

First Floor Landing

Coved ceiling. Access to loft. Double glazed window to side.

Bedroom 1 13' 7" x 10' 9" (4.14m x 3.27m)

Radiator. Coved ceiling. Double glazed bay with to front.

Bedroom 2 10' 10" x 10' 2" (3.30m x 3.10m)

Radiator. Coved ceiling. Double glazed window to rear.

Bedroom 3/Study 7' 9" including stairhead x 5' 10" max 5' 2" min (2.36m x 1.78m) Option to extend the stairhead to provide a base for a single bed. Radiator. Double glazed window to front.

Shower Room

Re-Fitted with a white suite of walk-in shower enclosure with glass screen with mains 'deluge' shower head and separate shower attachment controlled via a wireless remote control unit. Vanity wash hand basin with cupboards under and low level WC. Tiling to splashbacks and floor. Ladder style radiator. Obscure double glazed window to rear.



Outside

The front garden has been laid to block paving providing parking and with a EV car charging point. A shared driveway leads to the Garage measuring 18'1" x 8'3" with up and over door, light, power, shelving and a double glazed door to the garden. Side gate from the driveway to the larger than average rear garden measuring approximately 64' x 21'10" max and with a paved patio leading to the main area of garden laid to lawn and enclosed by panelled fencing. Cold water tap.



Tenure

Freehold

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

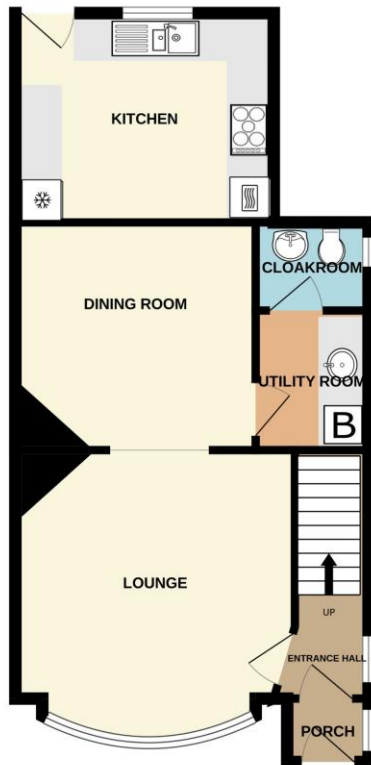
Water and Sewerage- Bristol and Wessex Water

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

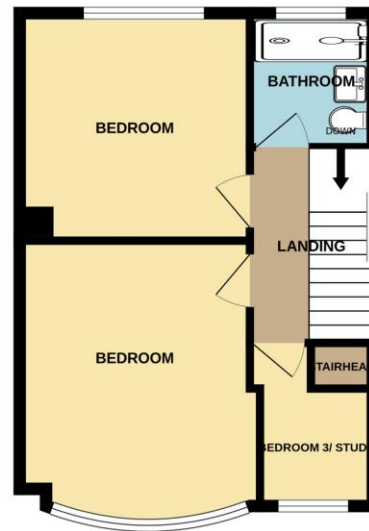
Mobile Signal- Visiting the Ofcom checker.

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

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. The 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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