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Locking Village

£270,000

- * *Semi Detached Property*
- * *3 Bedrooms*
- * *2 Separate Receptions*
- * *Circa 80' Rear Garden*
- * *Lovely Views*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

37 Byron Road, Locking, Weston-s-Mare, BS24 8AG

Description

NO ONWARD CHAIN & 1st opportunity to buy in circa 60 years! This older style 3 bedroom semi requires updating but has so much potential, a large front garden could be adapted to provide extensive off road parking and the southerly rear garden measures circa 80' in length and backs onto allotments and fields. There are lovely views to both the front and rear aspects, including Locking Church, and many will appreciate the benefits of 2 'separate' reception rooms, adding flexibility.

NB. there is an option to purchase a 'double garage' located opposite in a block, visible from the house, measuring 17'8" x 16'4", with electric up and over door. This has it's own power supply and is available by separate negotiation.

Accommodation

Entrance

UPVC double glazed front entrance door opening to

Entrance Hall

Staircase to first floor. Doors to dining room and to

Lounge 16' 4" x 11' 5" (4.97m x 3.48m) max into recess. Feature fireplace with log effect gas fire, stone surround. Further stone plinth and shelving set into the recess opposite. Radiator, picture rail. A triple aspect room with windows to front, side and rear.

Dining Room 9' 5" x 9' 0" (2.87m x 2.74m) plus recess. Gas fire, radiator, double glazed window to front aspect.

Kitchen 8' 0" x 7' 0" (2.44m x 2.13m) Wall and base units, work surfaces, sink unit with mixer tap over. Space for washing machine, gas boiler. Double glazed window with views across the rear garden.

Utility 8' 0" x 7' 0" (2.44m x 2.13m) plus under stairs cupboard. Double glazed window to rear. Door to rear lobby with further door to the rear garden and door to a useful downstairs toilet, with WC.

First Floor Landing

Radiator. Double glazed window enjoying far reaching views to the rear aspect.

Bedroom 1 11' 8" x 11' 1" (3.55m x 3.38m) plus cupboard and including chimney breast. Radiator, double glazed window to front aspect enjoying far reaching views towards Worle/Weston hillside in the distance.

Bedroom 2 11' 5" x 8' 0" (3.48m x 2.44m) plus built-in cupboard and airing cupboard. Radiator, double glazed window to front aspect.

Bedroom 3 8' 4" x 8' 0" (2.54m x 2.44m) A dual aspect room with views, double glazed windows to side and rear. Radiator.

Shower Room 7' 9" x 4' 4" (2.36m x 1.32m) Shower cubicle with electric shower, pedestal wash hand basin and low level WC. Radiator, partly tiled walls. Obscure double glazed window.



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.

Outside

There is an impressive frontage to this property, a combination of hard standing providing off road parking, plus garden with grass and established shrubs. Naturally, there is potential here to reduce the amount of garden and significantly increase parking facility, if desired. Gated side access to the rear garden, which would benefit from further cultivation, however, it measures an impressive 80' approximately, enjoys a south easterly facing aspect and backs onto allotments and then fields behind them.



Tenure

Freehold, council tax band is 'B'.

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 up to 66-80mbps, source: Openreach.

The energy rating for this property is 'D'.

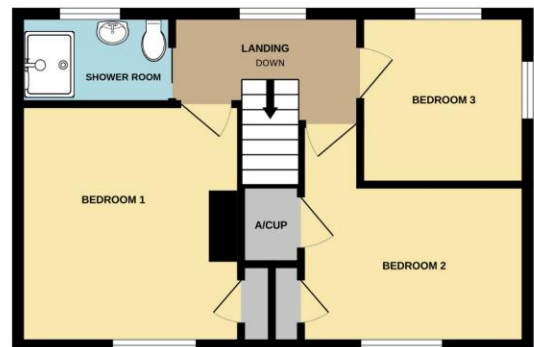
View Behind



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 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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