

Harris & Lee
Estate Agents

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Helping you move with 100 years combined staff experience



Overlooking Ashcombe Park £325,000

- * *Extended Semi-Detached Home* * *3 Bedrooms*
- * *L-Shaped Kitchen/Diner/Family* * *Bathroom & Shower*
- * *Utility/Cloakroom* * *Southerly Facing Rear*



114 High Street, Worle, BS22 6HD

Description

Situated on the level in the popular location of Milton, overlooking Ashcombe Park and well placed for access to a regular bus service and local shops. Whilst the property has retained some original features such as some stained glazing, the rear extension now provides a very sociable open plan kitchen/diner/family room. In addition, there are 3 bedrooms, 2 being good sized doubles and the bathroom has a separate shower along with a bath. There is also a utility room/cloakroom plus a driveway and a southerly facing rear garden.

Accommodation

Recessed entrance porch.

Original stained glass entrance door and side panels to

Entrance Hall

Radiator and decorative screen. Coved ceiling. Understairs cupboard. Staircase to first floor accommodation.

Lounge 15' 5" x 10' 11" (4.70m x 3.32m)

Radiator. Laminate flooring. Radiator. Coved ceiling. Double glazed window to front with original stained glass inset into the double glazed units.

L-Shaped Kitchen/Diner/Family Room 21' 5" x 16' 2" max (6.52m x 4.92m) Fitted with a range of white gloss wall and floor units with tiling to splashbacks and incorporating a single drainer stainless steel sink unit with mixer tap and wall mounted display cabinets. Built-in electric double oven and gas hob. Laminate flooring. 2 radiators. Island unit incorporating a breakfast bar. Velux window providing extra light in the family area. Dual aspect with double glazed window to side and French doors to rear. Part glazed door to

Utility/Cloakroom 6' 7" x 5' 8" (2.01m x 1.73m)

Base unit. Space for washing machine. Cupboard housing the gas central heating unit. Pedestal wash hand basin and low level WC. Radiator. Laminate flooring. Obscure double glazed window to rear.



First Floor Landing

Coved ceiling. Double glazed window to side.

Bedroom 1 15' 8" x 10' 6" (4.77m x 3.20m)

Radiator. Coved ceiling. Double glazed bay window to front with original stained glass inset into the double glazing units.

Bedroom 2 14' 0" x 10' 5" (4.26m x 3.17m)

Radiator. Coved ceiling. Double glazed window to rear.

Bedroom 3 8' 2" x 6' 7" (2.49m x 2.01m)

Laminate flooring. Radiator. Coved ceiling. Double glazed window to front.

Bathroom 10' 5" x 6' 3" (3.17m x 1.90m)

White suite of panelled bath, pedestal wash hand basin and low level WC. Tiled shower enclosure with mains shower. Fully tiled walls and floor. Ladder style radiator. Down lighting. Access to loft. Dual aspect with obscure double glazed windows to side and rear.



Outside

The front garden is laid to hardstanding providing ample parking. A driveway at the side gives access to the southerly facing rear garden and is laid mainly to paving with an area of grass. Garden Shed.

Tenure

Freehold

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

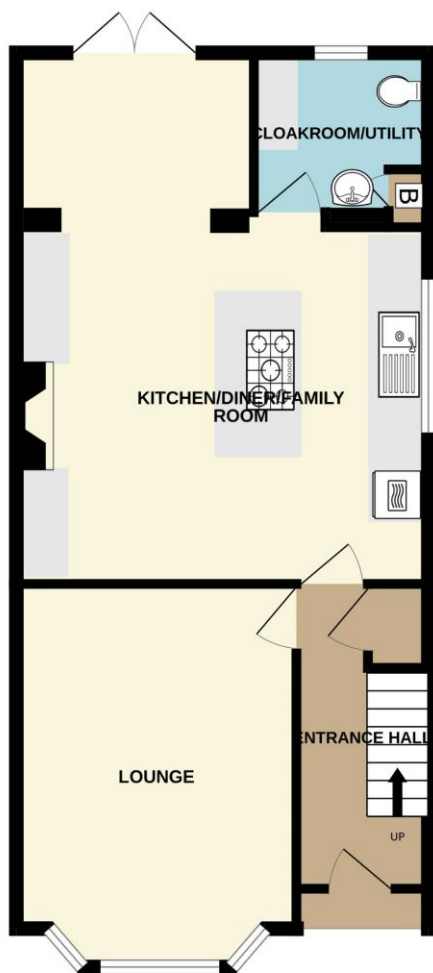
Water and Sewerage- Bristol and Wessex Water

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

Mobile Signal- Visit 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. 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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