

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Moorland Road

£269,500

- * 3 Bed Semi Detached
- * 2 Bathrooms
- * 2 Separate Receptions
- * Parking to Front
- * Southerly Facing Rear Garden
- * Must Be Viewed



114 High Street, Worle, BS22 6HD

Description

A lovely older style 3 bedroom semi detached house, with a 'cottage' feel, featuring '2' good size separate reception rooms, 2 bathrooms and a southerly facing enclosed courtyard style rear garden. The lounge features a wood burning stove and bay window and a 'drop kerb' has just been installed at the front of the property to allow off road parking facility. There is a lovely cosy atmosphere to this home and plenty of little features sure to appeal to those looking for something that little bit different. Weston Golf Course and Sea Front are within close proximity via a level walk.

Accommodation

Entrance

Front entrance door with glazed inset opening to

Entrance Porch

Skylight, door to useful downstairs shower and further door to

Entrance Hall

Staircase to first floor, doors to dining room and to

Lounge 14' 5" plus bay x 13' 8" (4.39m x 4.16m) including chimney breast with inset wood burning stove and raised hearth. Radiator, double glazed bay window to front aspect.

Dining Room 14' 0" x 13' 6" (4.26m x 4.11m) maximum including chimney breast. Built-in under stairs storage cupboard. Decorative ceiling rose. Laminate flooring, radiator. Double glazed double doors to rear aspect.

Kitchen 15' 0" x 7' 0" (4.57m x 2.13m) reducing to 4'6" minimum. 'Shaker' style units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap over. Integrated oven and 4 ring gas hob. Space for washing machine. Radiator. Double glazed window to rear aspect. Door to side.

Downstairs Shower 9' 7" x 3' 10" (2.92m x 1.17m)

A useful addition with modern fittings including a 'metro' tiled shower area with glass screen, deluge shower and handheld attachment. Pedestal wash hand basin and low level WC. Heated towel rail. Tiled floor. Extractor fan.

First Floor Landing

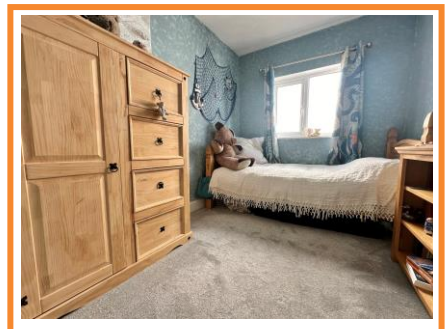
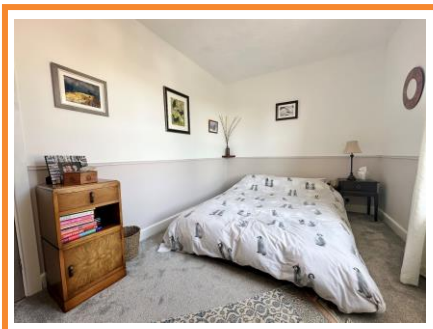
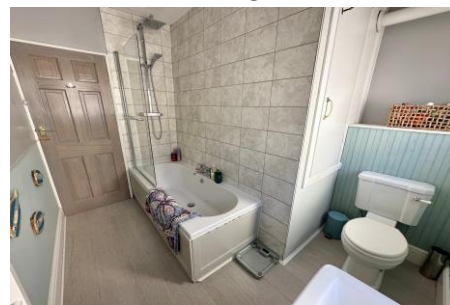
Radiator, access to loft space.

Bedroom 1 13' 10" max into recess x 8' 5" (4.21m x 2.56m) Radiator, double glazed window to rear aspect.

Bedroom 2 13' 10" x 7' 4" (4.21m x 2.23m) Radiator, double glazed window to front aspect.

Bedroom 3 9' 4" x 7' 3" (2.84m x 2.21m) Double glazed window to side aspect.

Bathroom 9' 7" x 4' 8" (2.92m x 1.42m) increasing to 8'5". An L-shaped bathroom with panelled bath, with mains shower and side screen, low level WC and vanity unit/wash hand basin with cupboard below. Heated towel rail. 2 double glazed windows.



Outside

The front garden has been laid principally to patio and a 'drop kerb' has just been installed providing off road parking facility. The rear garden is enclosed and of a courtyard style, benefitting from a southerly facing aspect. The garden is laid to stone chippings, with stepping stones for ease of maintenance, complemented with borders hosting an array of shrubs and flowers. Outside tap. The garden continues to the side of the kitchen.



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 a low risk from surface water. Flooding unlikely from groundwater or reservoir. Gfast fibre broadband available with a download speed of 106-201mbps, source: Openreach. Virgin Media is apparently at this address with download speeds up to gig2.

NB. we are obliged to point out that we have been informed that the extensions to this property are of single skin construction, therefore not to full building regulations, and this should be considered before purchasing.

The energy rating for this property is 'D'.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 02024