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Borgie Place

£249,950

- * *End of Terrace House*
- * *2 Double Bedrooms*
- * *Adjacent Driveway Parking*
- * *Refitted 11'7" Kitchen*
- * *15'9" Living Room*
- * *Re-styled Shower Room*



114 High Street, Worle, BS22 6HD

17 Borgie Place, Worle, Weston-s-Mare, BS22 9HG

Description

Extensively improved 2 bedroom end of terrace house, tucked away at the end of a favoured 'no through road', within reach of High Street amenities and Lynch Farm. The double glazed and gas centrally heated accommodation has seen upgrades in 2023 to the 11'7" kitchen and shower room. Both bedrooms can be considered as 'doubles' and many will appreciate the benefits of adjacent driveway parking, plus an enclosed established rear garden with gated side access.

Accommodation

Entrance

Double glazed front entrance door opening to

Entrance Hallway/Lobby

Useful built-in storage cupboard. Leaded double glazed window to side aspect. Obscure glazed door through to

Living Room 15' 9" x 11' 9" (4.80m x 3.58m) including staircase rising to the first floor accommodation. Coved ceiling, radiator. Leaded double glazed window to front aspect. Glazed door through to

Kitchen/Breakfast Room 11' 7" x 7' 1" (3.53m x 2.16m) Newly fitted in 2023 with light grey 'Shaker' style wall and base units with complementing work surfaces. Inset sink unit with mixer tap over and tiling to splash backs. Space for washing machine and slimline dishwasher. Integrated oven and induction hob. Wall mounted gas fired boiler. Leaded double glazed window to rear aspect. Door to rear garden.

First Floor Landing

Access to loft space. Coved ceiling. Doors to remaining rooms

Bedroom 1 11' 9" reducing to 8'6" x 8' 8" (3.58m x 2.64m) Built-in over stairs storage cupboard. Coved ceiling, radiator. Leaded double glazed window to front aspect.

Bedroom 2 11' 7" x 8' 4" (3.53m x 2.54m) Radiator, coved ceiling. Leaded double glazed window to rear aspect.

Shower Room

Re-styled in 2023 to a shower room comprising a large walk-in shower enclosure with deluge and handheld shower attachments, wash hand basin with cupboard below and low level WC. Tiling to walls. Radiator. Obscure double glazed window to side.

Outside

Adjacent driveway providing off road parking facility. Gated side access into the enclosed and established rear garden, laid to patio and grass with tree and shrub borders. Outside tap and power point. Garden shed.

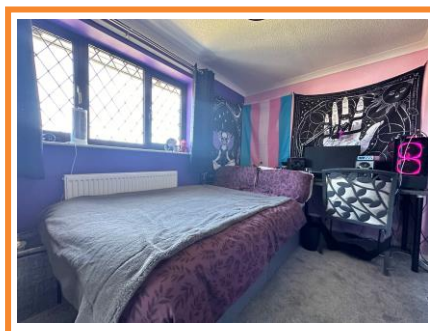
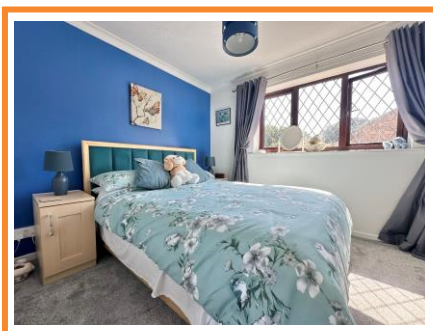
Tenure

Freehold, council tax band is 'B'.

Other Material Information

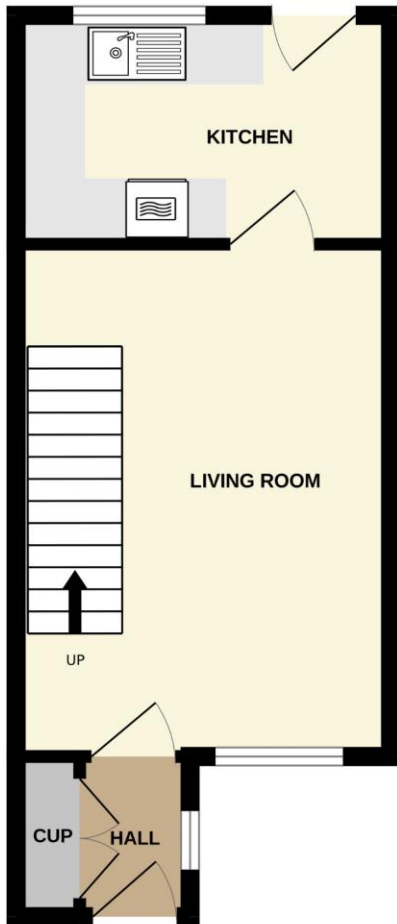
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a higher risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 44-71mbps, source: Openreach. Ultrafast full fibre scheduled from now until Dec 2026.

The energy rating for this property is 'C'.

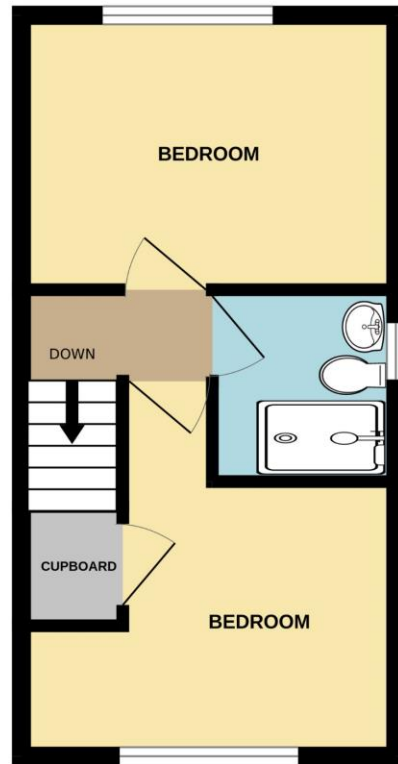


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GROUND FLOOR



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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