

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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*Weston*

*OIRO £499,950*

- \* 1930's Detached Residence
- \* 3 Receptions
- \* Westerly Facing Rear Garden
- \* Driveway & Garage
- \* 4/5 Bedrooms
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 2 Ellenborough Gardens, Whitecross Road, Weston-s-Mare, BS23 1EU

### Description

RARE OPPORTUNITY to acquire a '1930's detached house' within 100 metres of Ellenborough Park and therefore just a level walk to the beach lawns and sea front too! The versatile accommodation offers 2/3 receptions and 4/5 bedrooms, useful utility room, plus that all important downstairs cloakroom. Many will appreciate the benefits of an enclosed westerly facing rear garden, plus an enclosed front garden with gated access to driveway parking and integral garage. Enjoyed by the family since 1980! Offered to the market with 'no onward chain'.

### Accommodation

#### Entrance

Front entrance door to lobby with further multi pane glazed door to

**Entrance Hall** 14' 11" x 8' 0" (4.54m x 2.44m) including stairs to first floor with built-in cupboard storage beneath. Radiator, laminate flooring.

#### Downstairs Cloakroom

Low level WC and vanity unit/wash hand basin with cupboard below. Heated towel rail. Obscure single glazed window to front aspect.

**Lounge** 17' 8" max into bay x 13' 10" (5.38m x 4.21m) Coal effect gas fire with tiled hearth and surround. 2 radiators, picture rail. 2 wall light points. Double glazed bay window to front aspect.

**Dining Room** 16' 0" x 13' 9" (4.87m x 4.19m)

Coal effect gas fire with tiled hearth and surround. radiator, coved ceiling, serving hatch from kitchen. Double glazed patio doors to the rear garden.

**Breakfast Room** 16' 8" x 6' 6" (5.08m x 1.98m)

plus cupboard housing the hot water tank and useful walk-in pantry cupboard measuring 7' x 4'2" with power and lighting. 2 radiators, 2 single glazed windows to side. Square opening through to

**Kitchen** 11' 4" x 6' 10" (3.45m x 2.08m) Fitted wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap and tiling to splash backs. Space for cooker and dishwasher. Double glazed window to rear aspect.

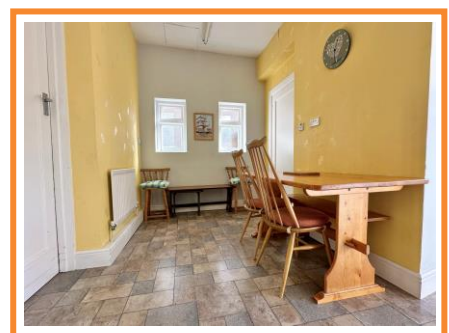
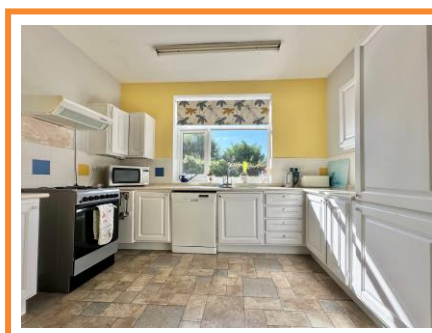
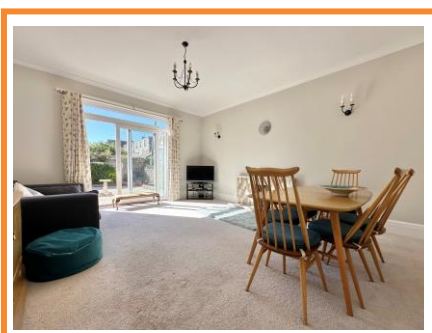
**Utility Room** 8' 3" x 7' 0" (2.51m x 2.13m) including high level cupboard storage and the gas fired boiler. Radiator, plumbing for washing machine. Double glazed window to side aspect. Door to side.

**First Floor Landing** 14' 9" x 7' 10" (4.49m x 2.39m) including stairs. Access to loft space, radiator. Wide double glazed window to front aspect.

**Bedroom 1** 18' 1" max into bay x 13' 10" (5.51m x 4.21m) 2 radiators, coved ceiling, vanity unit/wash hand basin with cupboard below. Double glazed bay window to front aspect.



**Bedroom 2** 16' 5" x 13' 10" (5.00m x 4.21m) maximum including wardrobes, overhead cupboards and dressing table. A wash hand basin is set into one of the cupboards. Radiator, double glazed window to rear aspect.





**Bedroom 3** 9' 0" x 8' 0" (2.74m x 2.44m) Picture rail. Radiator, double glazed window to rear aspect.



**Bedroom 4** 10' 5" plus door recess x 8' 3" (3.17m x 2.51m) including wardrobe and over head cupboards to one wall. Pedestal wash hand basin with tiled splash backs. Radiator, double glazed window to front aspect.

**Study/Bedroom 5** 9' 3" x 5' 0" (2.82m x 1.52m) Radiator, single glazed window to side aspect.

**Bathroom** 9' 0" x 8' 3" (2.74m x 2.51m) White suite of panelled bath, low level and vanity unit/wash hand basin with cupboard below, plus separate shower with deluge shower and handheld fittings. Smooth ceiling finish with spot lights. Heated towel rail. Dual aspect double glazed windows.



## Outside

The front garden is enclosed with stone walling, laid to grass with inset fish pond and shrub borders. Gated access to the adjacent driveway providing off road parking and leading to the garage with up and over door. The garage measures 15'5" x 8' approximately, benefitting from power and lighting plus window to side. Gated side access to the enclosed, westerly facing rear garden, principally laid to patio and grass with shrub borders, outside tap and garden shed.



## Tenure

Freehold, subject to an annual ground rent of £10.50. Council tax band is 'E'.

## Other Material Information

Gas central heating, double and single glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and from surface water. Flooding unlikely from groundwater or reservoir. Ultrafast fibre broadband available with a download speed of up to 1800mbps, source: Openreach.

GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



1ST FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 1922 sq.ft. (178.6 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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