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Worle

OIRO £250,000

- * *2 Bed Semi Detached*
- * *14' Kitchen/Diner*
- * *Cul-De-Sac Position*
- * *Garage & Driveway*
- * *Southerly Facing Rear Garden*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

Description

There is 'no onward chain' with this 2 bedroom semi detached house tucked away in a popular cul-de-sac position in North Worle, meaning a wide range of amenities are available locally. Many will appreciate the layout of the double glazed and gas centrally heated accommodation, where the hall and stairs are separate from the lounge, plus there is a 14' re-styled kitchen/diner across the back of the house. The rear garden is of a good size for a 2 bedroom house, being slightly L-shaped as it wraps around the back of the garage. The adjacent driveway is a particular feature, with off road parking available for 2 cars, divided by double gates so one car can be kept more private, also a good area for children to play in, in addition to the rear garden.

Accommodation

Entrance

Double glazed front entrance door opening to entrance hall, with stairs to first floor, radiator and further door to

Lounge 13' 0" x 10' 8" (3.96m x 3.25m) Coved ceiling, radiator. Double glazed bow bay window to front aspect. Door through to

Kitchen/Diner 14' 0" x 7' 5" (4.26m x 2.26m) Refitted with white gloss wall and base units, roll edge work surfaces and inset sink unit with tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. Useful walk-in under stairs storage cupboard. 2 double glazed windows to rear aspect plus door to side to driveway.

First Floor Landing

Access to loft space, double glazed window to side aspect.

Bedroom 1 12' 0" x 10' 9" (3.65m x 3.27m) plus built-in airing cupboard and adjacent wardrobe. Coved ceiling, radiator. Double glazed window to front aspect.

Bedroom 2 8' 8" x 7' 9" (2.64m x 2.36m) Radiator. Double glazed window to rear aspect.

Bathroom 6' 0" x 5' 8" (1.83m x 1.73m) Panelled bath with 'Triton' shower over, pedestal wash hand basin and low level WC. Radiator. Obscure double glazed window to rear aspect.

Outside

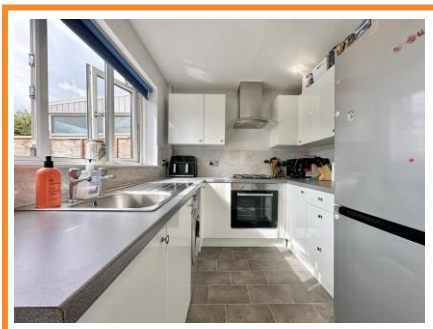
Open plan front garden laid to stone chippings for ease of maintenance. An adjacent driveway provides off road parking, leading to gates which open to a further area of driveway ideal for tucking another car away out of sight. An up and over door opens into a single garage which measures 16'4" x 8' approx. Gated side access from the driveway to the enclosed southerly facing rear garden, laid to patio, grass and stone chippings with mature tree. Outside tap.

Tenure

Freehold, council tax band is 'B'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and a medium risk from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 32-50mbps, source: Openreach. Ultrafast full fibre scheduled from now until Dec 2026.

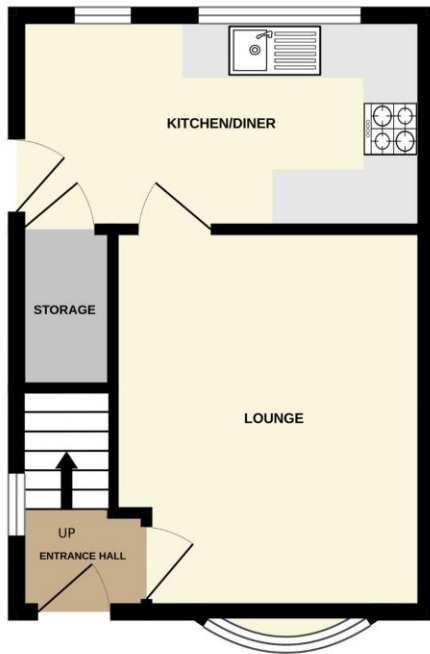


Rear Garden

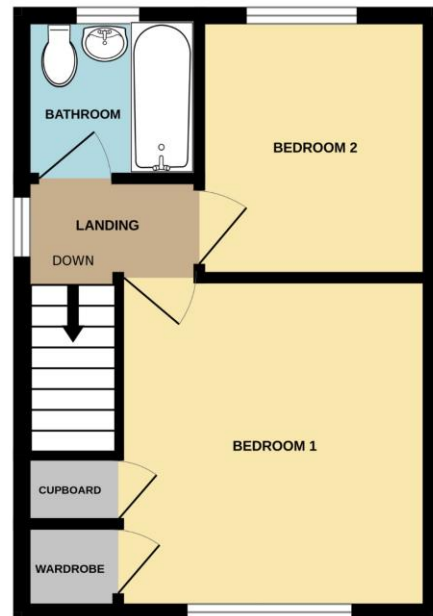


The energy rating for this property is 'D'.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 603sq.ft. (56.0 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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