

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Worle

£220,000

- \* End Terrace Home
- \* 2 Bedrooms
- \* Lounge/Diner
- \* Conservatory
- \* Southerly Facing Rear Garden
- \* Parking For 2 cars



114 High Street, Worle, BS22 6HD

### Description

A level position in a well established part of North Worle and well placed for access to a small parade of shops, Castle Batch Primary School, Sainsbury's and the M5 access point at St. Georges. An end terrace home benefiting from gas fired central heating, 2 bedrooms, conservatory and a south facing rear garden. In addition there is parking for 2 vehicles.

### Accommodation

#### Entrance Hall

Meter Cupboard, laminate floor, staircase to first floor accommodation. Door to

#### Lounge/Diner 15' 2" x 12' 10" (4.62m x 3.91m)

Max into recess. Fireplace with pebble effect electric fire. Radiator. Double glazed window to front. Archway to

**Kitchen 12' 10" x 7' 2" (3.91m x 2.18m)** Fitted with a range of wall and floor mounted units with roll edge work surface and 'Metro' style tiling to splashbacks. Single drainer one and a half bowl sink unit with central mixer taps. Space for washing machine and upright fridge/freezer. Small breakfast bar. Tiled floor. Built in electric oven and gas hob with stainless steel splashback. Cooker hood over. Window to rear. Half glazed door to

#### Conservatory 11' 1" x 7' 10" (3.38m x 2.39m)

Tiled floor. Double glazed door to rear garden.

### First Floor Landing

Radiator. Access to loft. Built in airing cupboard housing gas fired boiler for central heating and domestic hot water.

#### Bedroom 1 10' 8" x 9' 8" (3.25m x 2.94m)

Plus recess. Radiator. Double glazed window to front aspect.

#### Bedroom 2 11' 11" (max) x 6' 2" (3.63m x 1.88m)

Radiator. Double glazed window to rear aspect.

### Bathroom

White suite of panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Tiling to splashbacks. Obscure double glazed window to rear aspect. Ladder style radiator. Tiled floor. Downlighting.

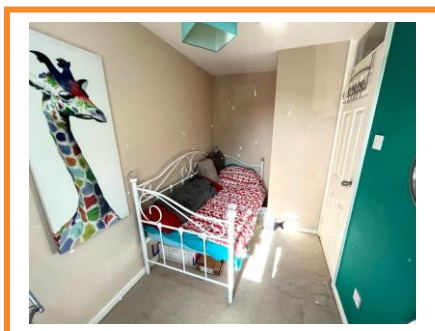
### Outside

The front garden is mainly laid to lawn and enclosed by a picket style fence. An adjacent driveway leads to a small compound where there is parking for 2 vehicles. Gate from the driveway to the southerly facing rear garden consisting of paved patio leading to the main area of garden which is laid to lawn and enclosed by panelled fencing.



### Tenure

Freehold.

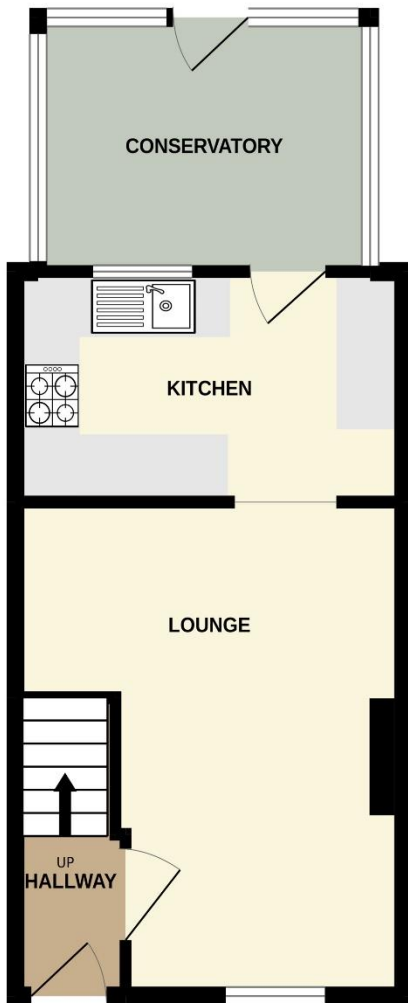




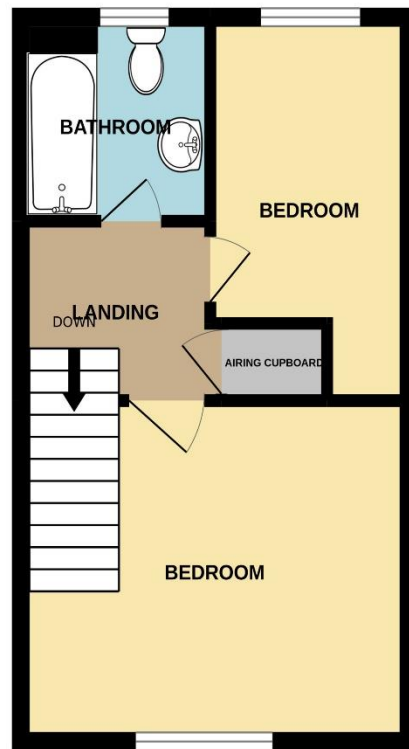
Parking

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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