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Estate Agents

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Harris & Lee

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Locking Castle OIEO £240,000

- * *Semi-Detached Home*
- * *Superb Side and Rear Gdns*
- * *2 Double Bedrooms*
- * *Pergola and Decking*
- * *Lounge & Kitchen/Diner*
- * *Garage & Parking*



114 High Street, Worle, BS22 6HD

Description

Tucked away at the end of a cul-de-sac is this 2 double bedroom semi-detached home in Locking Castle. For those who enjoy gardening and spending time outdoors this property is a 'must view'. The gardens to the side and rear have been planned and developed by the present owners and have now matured into a wonderful feature of this home. In addition the area of decking, measuring approximately 13'1" x 8"2 at the rear of the property has been covered with a lean-to Pergola so that it can be used on days when the weather is not so good. A cooking area has been created with store cupboards and a work top (the sellers us a calor gas hob for cooking).

Accommodation

Entrance Hall

Lounge 13' 9" into downstairs recess x 13' 3" (4.19m x 4.04m) Radiator. Dual aspect double glazed windows. Staircase to first floor accommodation.,

Kitchen/Diner

 13' 9" x 8' 1" (4.19m x 2.46m)

Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splashbacks. Single drainer 1 1/2 bowl stainless steel sink unit. Space for cooker and upright fridge/freezer. Plumbing for washing machine. Radiator. Double glazed window to rear. Double glazed French doors to a lean-to Pergola and decking.

First Floor Landing

Access to loft.

Bedroom 1

 11' 5" x 10' 4" (3.48m x 3.15m)

Radiator. Shelved cupboard housing the gas central heating boiler. Double glazed window.

Bedroom 2

 10' 7" x 11' 0" (3.22m x 3.35m)

Radiator. Double glazed window.

Bathroom

 6' 8" x 5' 6" (2.03m x 1.68m)

White suite of panelled bath with electric shower over, vanity wash hand basin with cupboards under and low level WC. Tiling to splashbacks. Radiator. Obscure double glazed window.

Outside

A block paved driveway leads to the garage with remote roller door, partly insulated and with a water proof floor, boarded loft, light and power. A side gate leads to the mature side garden with well stocked borders containing a variety of shrubs and including a grape vine. The garden continues to the rear of the property with plumb slate and an ornamental pond and water feature. The French doors from the kitchen give access to an area of decking with a lean-to pergola and measuring approximately 13' 1" x 8' 2" (3.98m x 2.49m). The seller has built a row of storage cupboards with a worktop over and there is a facility to use a gas hob connected to a Calor gas bottle for outdoor cooking.



Tenure

Freehold



Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- Visiting the Ofcom checker.

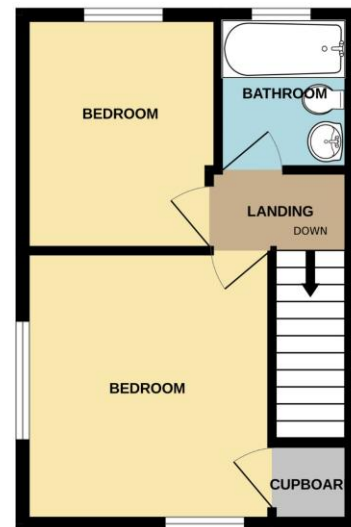
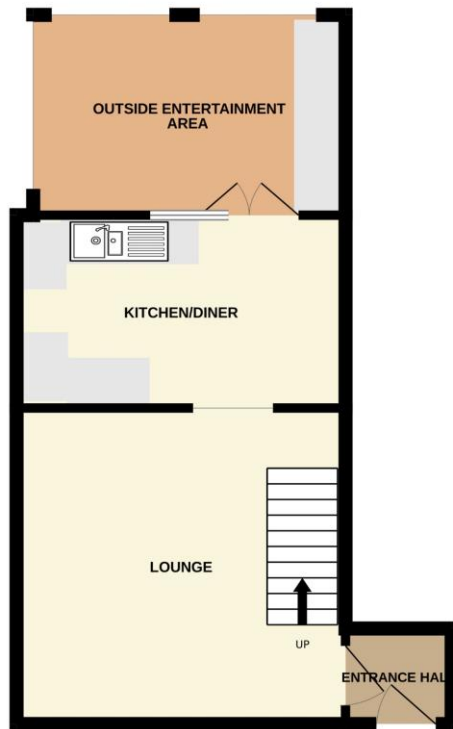
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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