

**Harris & Lee**  
Estate Agents

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01934 519200

# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Milton £260,000

- \* Extended Semi-Detached
- \* 3 Bedrooms
- \* 19' Sitting Room/Dining
- \* 74' Rear Garden
- \* 14' Kitchen
- \* Driveway & Garage



114 High Street, Worle, BS22 6HD

### Description

There is no onward chain with this older style semi-detached home that has been extended to the rear and now boasts a 19' sitting room/dining room and a 14' kitchen. Although the accommodation requires updating the location is very convenient for Weston Milton Station, a regular bus service and local shops. The rear garden has a westerly aspect and is an impressive 74' in length. There is an independent driveway to the garage with a useful shed to the rear.

### Accommodation

#### Entrance Porch

Double glazed double doors. Double glazed door to

#### Entrance Hall

Radiator. Understairs cupboard.

#### Lounge 12' 11" x 11' 4" (3.93m x 3.45m)

Into double glazed bay window to front. Radiator.

**Extended Sitting Room/Dining Room 19' 0" x 9' 9" (5.79m x 2.97m)** Coal effect gas fire. Radiator. Double glazed French doors to the rear.

#### Extended Kitchen 14' 2" x 7' 0" (4.31m x 2.13m)

Fitted with range range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer stainless steel sink unit with mixer tap. Space for washing machine. Built-in electric oven and gas hob with cooker hood over. Radiator. Dual aspect with double glazed windows to side and rear. Double glazed door to rear.

### First Floor Landing

Double glazed window to side. Access to loft.

**Bedroom 1 13' 6" Into double glazed bay window to front x 10' 0" including a cupboard housing the gas central heating boiler (4.11m x 3.05m)** Radiator.

**Bedroom 2 11' 8" x 9' 9" (3.55m x 2.97m)** Radiator. Coved ceiling. Double glazed window to rear.

**Bedroom 3 8' 2" x 6' 9" (2.49m x 2.06m)** Radiator. Coved ceiling. Double glazed window to front.

#### Shower Room 6' 7" x 4' 7" (2.01m x 1.40m)

Wet room style shower with mains shower, wash hand basin and low level WC. Radiator. Fully tiled walls. Obscure double glazed window to rear.

### Outside

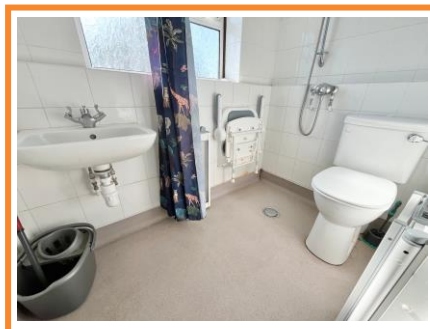
The front garden is laid to block paving extending to the side driveway and leading to the Garage 20' x 8'3" with up and over door. A side gate gives access to the westerly facing rear garden measuring approximately 74' x 25' with a paved patio leading to the main area of garden laid to grass. Shed measuring 9'4" x 6' 4" with double glazed window.

### Tenure

Freehold

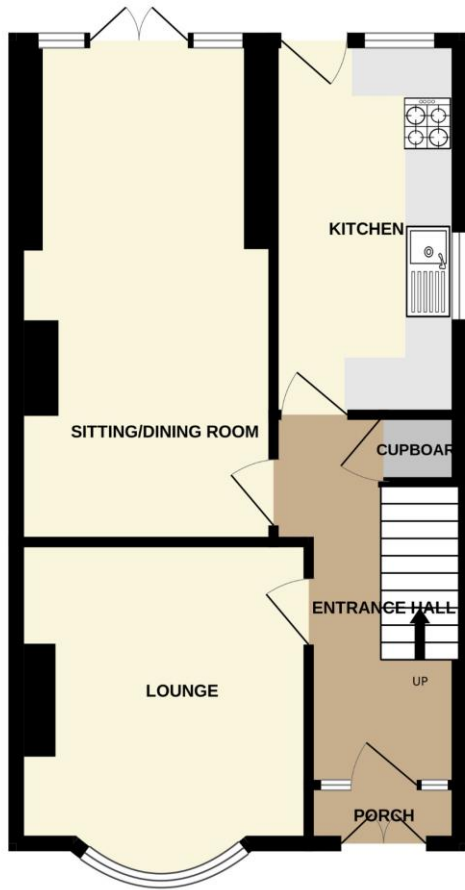
### Material Information

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.

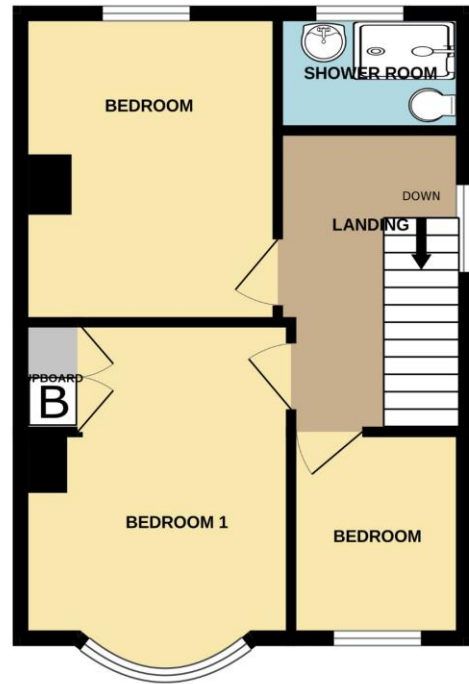


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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