

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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**£325,000**

- \* Modernised Semi-Detached
- \* Re-Fitted Kitchen/Diner
- \* 27' 6" Lounge/Diner
- \* Re-Fitted Bathroom
- \* 4 Bedrooms
- \* Larger Than Av. Garden



114 High Street, Worle, BS22 6HD

## Description

Situated on the level in a small cul-de-sac in Milton and within a level walk of the Town Centre with all the usual amenities associated with a busy town centre. A spacious semi-detached home sympathetically modernised and improved by the current seller who has restored some of the original features associated with a Victorian house. Refurbished to a high standard including re-fitting the kitchen, utility and bathroom, together with the installation of central heating, redecoration and new carpets. The 4 bedrooms are complemented by the impressive 27'6" lounge/diner and the plot size is larger than average and benefits from off road parking for 2 vehicles.

## Accommodation

### Entrance Porch

Double glazed entrance door. Tiled floor. Radiator. Part glazed door to

### Entrance Hall

Radiator. Stripped wood flooring. Coved ceiling. Understairs cupboard. Staircase to first floor accommodation.

### Lounge 27' 6" x 10' 5" (8.38m x 3.17m)

Decorative, original fireplace with tiled hearth (wood burner installation would require metal flue liner). 2 radiators. Dual aspect with double glazed window to rear and double glazed bay window to front with oak window seating.

### Kitchen/Diner 16' 9" x 11' 6" (5.10m x 3.50m)

Newly fitted with a range of light grey gloss wall and floor units with worksurfaces and tiling to splashbacks. Single drainer 1 1/2 bowl sink unit with mixer tap and waste disposal unit. Vertical radiator. Tiled floor. Built-in electric oven and gas hob with cooker hood over. Space

for dishwasher and upright fridge/freezer. Wall mounted cupboard housing the gas combination boiler. Double glazed door and window to side. Door to

### Utility Room 8' 6" x 4' 2" (2.59m x 1.27m)

Base units with worksurfaces over and tiling to splashback. Single drainer stainless steel sink unit with mixer tap. Radiator. Tiled floor. 2 obscure double glazed windows to rear. Door to

### Cloakroom 4' 2" x 2' 7" (1.27m x 0.79m)

Low level WC. Radiator. Tiled floor. Obscure double glazed window to side.

### First Floor Landing

Radiator. Access to spacious boarded loft with window.

### Bedroom 1 15' 0" x 10' 0" (4.57m x 3.05m)

Radiator. Coved ceiling. Double glazed bay window to front.

### Bedroom 2 11' 10" x 10' 5" (3.60m x 3.17m)

Radiator. Coved ceiling. Double glazed window to side.

### Bedroom 3 11' 6" x 7' 6" (3.50m x 2.28m)

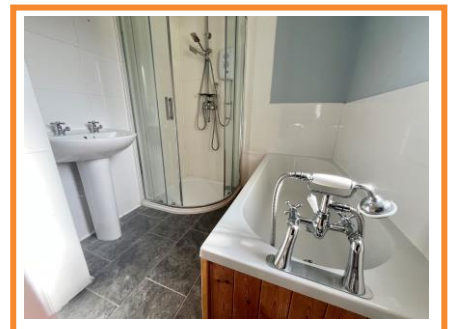
Plus door recess. Radiator. Coved ceiling. Double glazed window to rear.

### Bedroom 4 8' 6" x 6' 8" (2.59m x 2.03m)

Radiator. Coved ceiling. Double glazed window to front.

### Bathroom 8' 10" x 6' 3" (2.69m x 1.90m)

White suite of panelled bath with shower mixer taps, corner shower enclosure with mains and electric shower, pedestal wash hand basin and low level WC. Tiling to splashbacks. Radiator. Coved ceiling. Tiled floor. Obscure double glazed window to side.



## Outside

The front garden has a block paved path to the front door together with an area of stone chippings extending to the side of the property providing parking for 2 vehicles. A gate leads to the larger than average side garden laid to a mixture of stone chippings, grass and paving. There is also an area of paving at the rear of the property. A gate gives access to a lane at the rear.

**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.

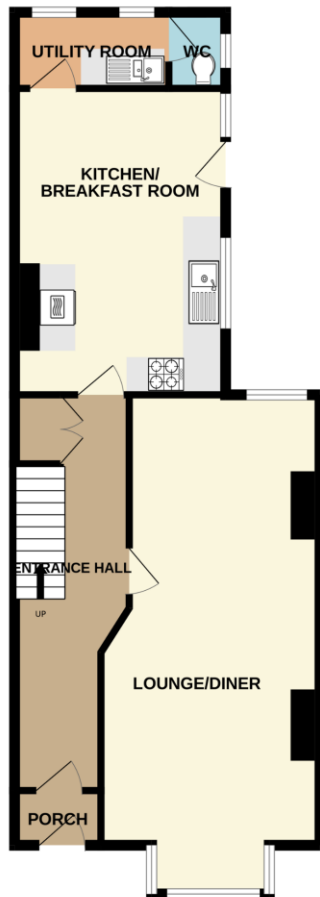
Mobile Signal- 5G. Visit the Ofcom checker.

Flood-risk- Deemed low by the Environmental Agency.

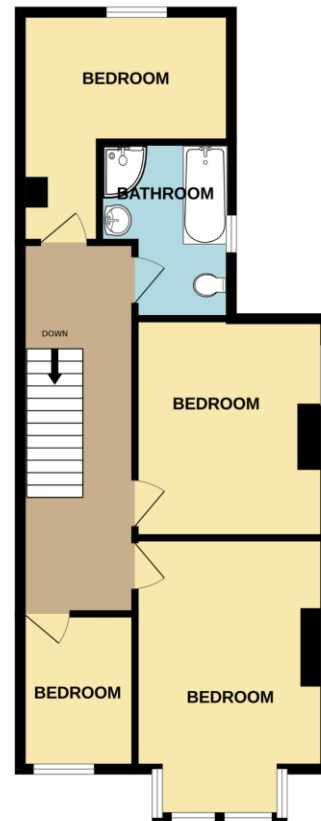
North Somerset planning website will provide details of the flood-risk map for this area.

Council Tax Band 'C'

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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