

Harris & Lee
Estate Agents

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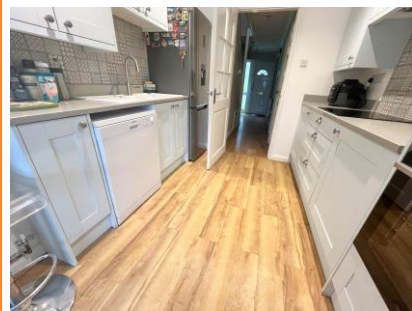
Estate Agents

Helping you move with 100 years combined staff experience



South Worle OIEO £260,000

- * *Extended Staggered Terrace*
- * *Downstairs WC*
- * *23' 7" Lounge/Diner*
- * *3 Bedrooms*
- * *Kitchen/Breakfast Room*
- * *Parking & Garage*



114 High Street, Worle, BS22 6HD

Description

Situated on the level and enjoying an open aspect to the front and well placed for access to a regular bus service, Worle Parkway and a good range of shops and schools. This staggered terraced home has been extended to create a kitchen/breakfast room. In addition there is a 23'7" lounge/diner, downstairs WC, 3 bedrooms, bathroom together with a garage, parking and a useful Garden Studio, ideal for hobbies or working from home. Solar panels have been installed and these are owned and not leased.

Accommodation

Entrance Hall

Double glazed entrance door and side panel. Cloaks cupboard. Shelved cupboard. Radiator. Laminate flooring. Staircase to first floor.

Cloakroom

White suite of wash hand basin with cupboard under and low level WC.

Lounge/diner 23' 7" x 11' 7" max (7.18m x 3.53m)
2 radiators. Laminate flooring. Coved ceiling. Dual aspect with double glazed window to front and patio doors to the rear.

Kitchen 8' 8" x 8' 5" (2.64m x 2.56m)
Fitted with a range of wall and floor units with worksurfaces, matching upstands and tiling to splashbacks. Double drainer sink unit. Space for dishwasher. Built-in electric oven, microwave and induction hob with cooker hood over. Laminate flooring. Vertical radiator. Down lighting. Opening to

Breakfast Area 7' 4" x 7' 1" (2.23m x 2.16m)
Worktop and breakfast bar. Cupboard housing the gas fired central heating boiler. Plumbing for washing machine. Laminate flooring. Downlighting. Double glazed window to rear and double glazed door to the side.

First Floor Landing

Linen cupboard. Access to loft.

Bedroom 1 10' 10" x 10' 2" (3.30m x 3.10m)
Up to wardrobes with sliding doors. Radiator. Double glazed window to front.

Bedroom 2 10' 7" x 9' 6" (3.22m x 2.89m)
Radiator. Double glazed window to rear.

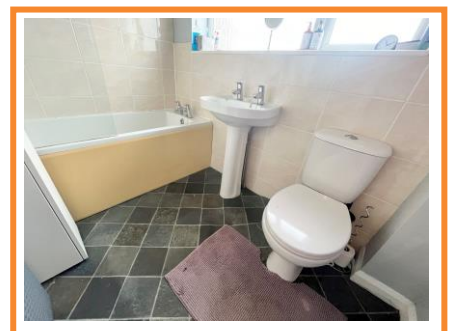
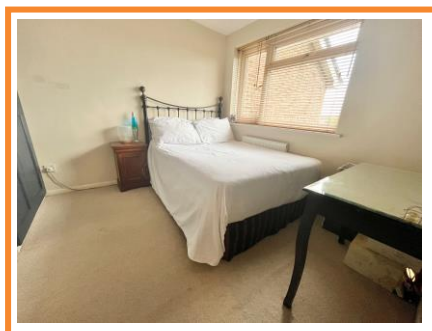
Bedroom 3 8' 6" x 7' 6" (2.59m x 2.28m)
Radiator. Double glazed window to front.

Bathroom

White suite of panelled bath with mains shower over, pedestal wash hand basin and low level WC. Ladder style radiator. Down lighting. Obscure double glazed window to rear.

Outside

The front garden is laid mainly to lawn with well stocked shrub borders and a foot path to the front door. The rear garden consists of a paved patio leading to the remaining area of garden laid to stone chippings and enclosed by panelled fencing. Cold water tap. The current sellers have installed a **garden studio** measuring 8' x 8' with light, power and USB point, ideal for hobbies or working from home. A rear gate gives access to parking and the adjacent garage measuring 17'11" x 8' with up and over door, light, power and door to the garden.



Tenure

Freehold

Additional 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,

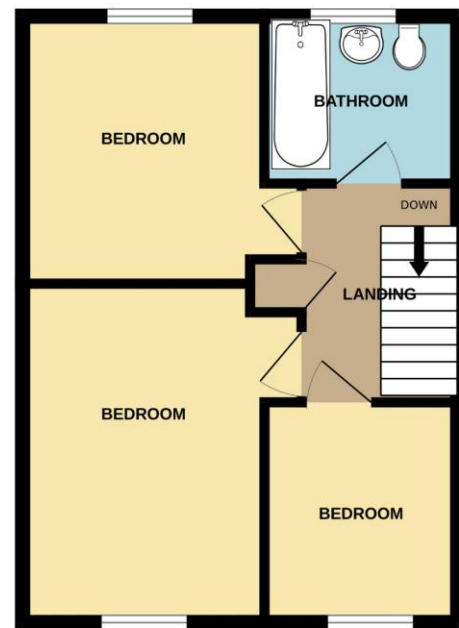
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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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