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Wick St Lawrence

OIEO £250,000

- * *Semi Detached House*
- * *12' Kitchen/Diner*
- * *2 Good Size Bedrooms*
- * *Adjacent Driveway*
- * *D/Glazed Conservatory*
- * *Good Size Rear Garden*



114 High Street, Worle, BS22 6HD

Description

An opportunity to acquire a 2 bedroom semi detached house in a tucked away 'no through road' position in sought after Wick St Lawrence. Many will appreciate that a lovely green space is in very close proximity to the house, ideal for playing or dog walking. The adjacent driveway ensures the rear garden is of a good size, plus a conservatory adds flexibility for sitting or utility. The double glazed and gas centrally heated accommodation includes a separate lounge plus kitchen/diner and upstairs there are 2 'good size' bedrooms. The sellers have found a property that they wish to purchase.

Accommodation

Entrance

Front entrance door to lobby with useful built-in cupboard. Further door to

Lounge 15' 6" x 11' 10" (4.72m x 3.60m) including stairs to first floor. Radiator, TV point, Wooden fire surround with space for electric fire. Double glazed window to front aspect. Access through to

Kitchen/Diner 11' 10" x 9' 1" (3.60m x 2.77m)

Fitted range of white high gloss wall and base units, complementing wood effect work surfaces with inset sink unit. Mixer tap over and rustic style tiling splash backs. Integrated oven, hob and cooker hood. Space for washing machine and upright fridge/freezer. Space for table and chairs. Double glazed window and patio door to

Conservatory 9' 10" x 7' 6" (2.99m x 2.28m) Triple aspect floor to ceiling double glazed windows, plus door to rear garden. Tiled floor, wall light. Currently being used as a utility space.



First Floor Landing

Access to loft space and remaining rooms.

Bedroom 1 11' 10" x 9' 1" (3.60m x 2.77m)

Radiator, double glazed window to rear aspect.

Bedroom 2 11' 10" x 7' 2" (3.60m x 2.18m)

Radiator, double glazed window to front aspect.

Bathroom 8' 2" x 4' 6" (2.49m x 1.37m) plus useful built-in over stairs storage cupboard. White suite of panelled bath with electric shower over, vanity unit/wash hand basin with cupboard below, low level WC. Tiling to splash backs, radiator. Obscure double glazed window.

Outside

Low maintenance front garden with hedge boundary screening. An adjacent driveway provides off road parking and leads to gated side access into the rear garden. The rear garden is enclosed also and is of a good size for a modern 2 bedroom home, incorporating areas laid to artificial grass, patio and slate chippings.

Tenure

Freehold, council tax band is 'B'.



Other Material Information

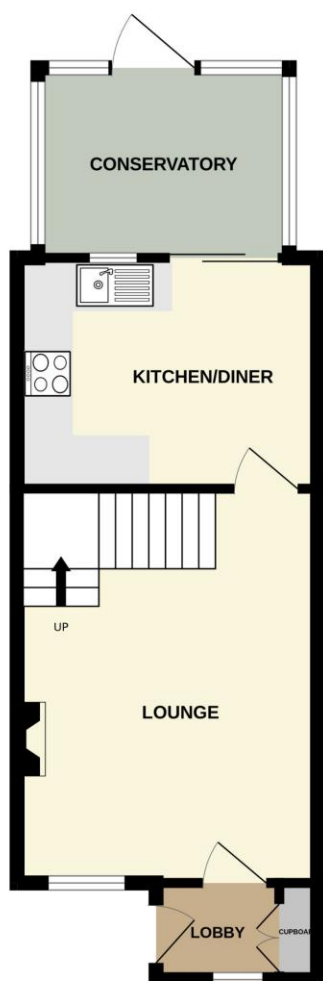
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of up to 80mbps, source: Openreach. Virgin Media confirm that download speeds of up to Gig1 are available at this address.

The energy rating for this property is 'C'.

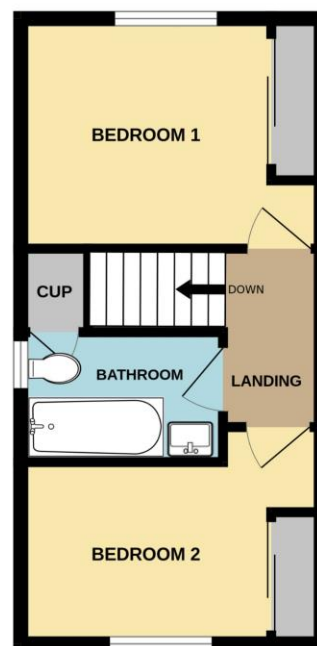
Green Space Close By



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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