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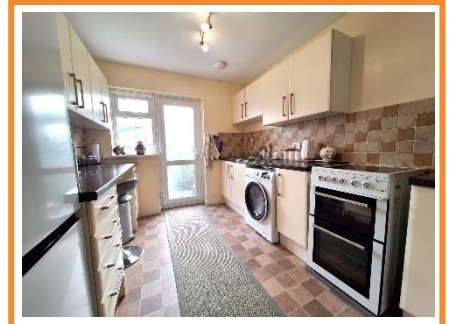
Estate Agents

Helping you move with 100 years combined staff experience



Marlborough Drive £254,800

- * Mid Terrace Bungalow
- * 2 Bedrooms
- * Convenient Level Position
- * Garage & Driveway
- * South/Easterly Rear Garden
- * Rear Porch/Conservatory



114 High Street, Worle, BS22 6HD

42 Marlborough Drive, Worle, Weston-s-Mare, BS22 6DQ

Description

Rare opportunity to acquire a mid-terrace 2 bedroom bungalow with driveway and integral garage, ideally situated in a level position within reach of local shops including Sainsbury's Supermarket and amenities. The double glazed and gas centrally heated accommodation includes an 11'9" kitchen and 8' bathroom, plus there is a useful double glazed rear porch/small conservatory. Many will appreciate the rear garden which faces a south easterly and has a rear access.

Accommodation

Entrance

UPVC double glazed front entrance door, with adjacent side panel, opening into porch. Further UPVC double glazed door into lobby with additional door to

Lounge 13' 4" x 12' 0" (4.06m x 3.65m) Covered ceiling, radiator. Double glazed bow bay window to front aspect. Multi pane glazed door opening into

Inner Hallway

Access to loft with ladder, being partly boarded and with light facility. Built-in shelved cupboard.

Kitchen 11' 9" x 8' 7" (3.58m x 2.61m) Fitted wall and base units, with roll edge work surfaces, inset sink unit with mixer tap and tiling to splash backs. Radiator. Space for cooker, washing machine and upright fridge/freezer. Breakfast bar. Double glazed window plus door to

Rear Porch/Conservatory 9' 0" x 4' 3" (2.74m x 1.29m) A useful addition with double glazed window to side and patio doors to rear garden. Tiled floor.

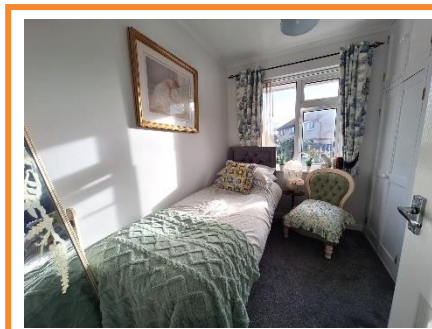
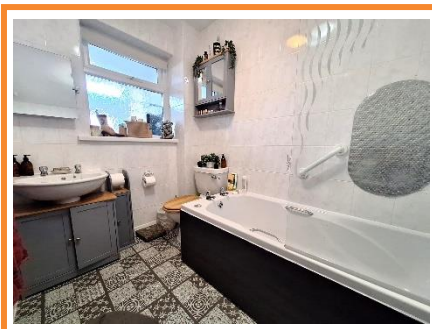
Bedroom 1 11' 9" x 9' 7" (3.58m x 2.92m) Covered ceiling, radiator, double glazed window to rear aspect.

Bedroom 2 8' 8" x 6' 5" (2.64m x 1.95m) up to wardrobes fitted to one wall, plus overhead cupboards. Radiator, double glazed window to rear aspect.

Bathroom 8' 0" x 5' 5" (2.44m x 1.65m) Comprising panelled bath with mains shower over and side screen, pedestal wash hand basin and low level WC. Radiator, tiling to walls. Extractor fan. Obscure double glazed window.

Outside

Open plan front garden, laid to lawn. Adjacent driveway providing off road parking and leading to the integral single garage with up and over door. The garage measures 16'5" x 7' approximately and benefits from power and lighting, plus the gas fired boiler is located here, on the wall. The rear garden, enjoys a south easterly facing aspect, laid principally to patio and lawn with shrub borders. Gated rear access to a shared lane and to an extra section of garden ideal for vegetable growing.



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

Tenure

Freehold, council tax band is 'C'.

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

Energy Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 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
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.

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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