

**Harris & Lee**  
Estate Agents

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01934 519200

# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Mead Vale*

**£239,950**

- \* 3 Bed End of Terrace
- \* 15'10" Lounge
- \* Good Size Drive to Front
- \* 16' Kitchen/Diner
- \* Garage to Rear
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

### Description

There is 'no onward chain' with this end of terrace 3 bedroom house located on the fringes of Mead Vale featuring a good size driveway to front providing off road parking for 2 cars. The double glazed and gas centrally heated accommodation includes a useful downstairs WC and there is a garage to the rear which can be accessed from the rear garden.

### Accommodation

#### Entrance

Double glazed front entrance door to

#### Entrance Hall

Stairs to first floor, radiator. Door to

**Lounge** 15' 10" x 13' 0" (4.82m x 3.96m) reducing to 11'10". Plus built-in under stairs cupboard. Coved ceiling, radiator. Double glazed window to front aspect. Door to

**Kitchen/Diner** 16' 1" x 7' 10" (4.90m x 2.39m) plus 14'4" x 4'5". Fitted wall and base units, roll edge work surfaces and breakfast bar. Sink unit with mixer tap over and tiling to splash backs. Split level oven and 4 ring gas hob with cooker hood over. Space for dishwasher, washing machine and tumble dryer. 2 radiators, double glazed window to rear. Door to

#### Rear Porch

Door to garden plus door to

#### Downstairs WC

Low level WC plus wash hand basin and cupboards. Radiator. Double glazed window.

### First Floor Landing

Doors to remaining rooms.

**Bedroom 1** 12' 0" x 8' 0" (3.65m x 2.44m) up to wardrobes along one wall with sliding doors. Access to loft space. Radiator. Double glazed window to front aspect.

**Bedroom 2** 12' 0" x 10' 0" (3.65m x 3.05m) including wardrobes to one wall. Radiator. Double glazed window to rear aspect.

**Bedroom 3** 9' 3" x 5' 10" (2.82m x 1.78m) maximum including cupboard over stair head, plus built-in low level storage which can be removed. Radiator. Double glazed window to front aspect.

**Shower Room** 8' 0" x 5' 10" (2.44m x 1.78m) maximum including built-in cupboard housing the 'Worcester' gas fired boiler. Good size shower enclosure with 'Triton' shower, pedestal wash hand basin and low level WC. Tiled walls. Radiator. 'Obscure double glazed window.

### Outside

Good size low maintenance front garden laid to stone chippings. An adjacent driveway provides off road parking for 2 cars. Gated side access into the rear garden which is laid to patio and has a personal door leading into the rear of the garage. The front of the garage can be accessed from Raven Close.



### Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a low risk of flooding from rivers and sea and very low risk from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media suggests that speeds of up to Gig1 are available at this address.

### Tenure

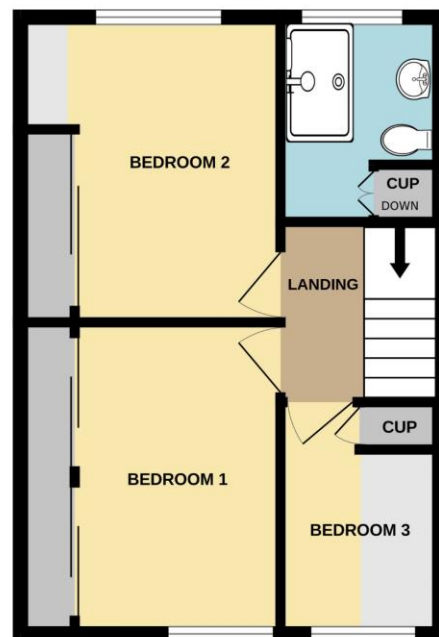
Freehold, council tax band is 'B'.

**The energy rating for this property is 'D'.**

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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