

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



**Flowerdown Park O.I.E.O £250,000**

- \* 2 Bedroom Terraced Home
- \* Utility & Cloakroom
- \* Off Road Parking for 2/3 Cars
- \* Garage
- \* Fully Modernised Throughout
- \* NO CHAIN



**114 High Street, Worle, BS22 6HD**

### Description

This well presented 2 Bedroom home sits on a level location. Nestled within the ever popular "Flowerdown" Estate. The house boasts a modern kitchen, bathroom and has the great addition of a downstairs cloakroom. The dual aspect master bedroom could be adapted into 2 bedrooms for a growing family or additional workspace. Flowerdown and Locking Parklands offers lots of outdoor green space, parks and walks. Close to amenities, bus routes, a preschool, primary school & Winterstoke 100 Academy. The perfect location for any family.

### Accommodation

#### Entrance

Covered porch with outside light.

#### Entrance Hallway

Composite front door with obscure glass. Luxury vinyl tile flooring. Staircase to first floor accommodation. Smooth ceiling finish. Opening through to Kitchen/Diner and separate lounge.

#### Cloakroom

A modern cloakroom with concealed cistern W.C. Sink with storage under and central mixer tap. Horizontal radiator. Obscure uPVC window to front. Part tiled walls. Motion sensor lighting. Smooth ceiling finish, luxury vinyl tile floor.

#### Lounge 17' 7" x 10' 7" (5.36m x 3.22m)

Fireplace. Dual aspect with uPVC French Doors to rear garden and uPVC window to front aspect. 2 Horizontal radiators. TV point.

#### Kitchen/Diner 10' 3" x 8' 6" (3.12m x 2.59m)

A modern kitchen, fitted with a range of base units with worksurfaces over and matching upstands. Tiled to splashback. Large double larder cupboard. Electric cooker and induction hob with glass splashback. Single sink and drainer with central mixer taps. Luxury vinyl tile flooring, smooth ceiling finish, wall lights. uPVC French doors to rear garden. Horizontal radiator. uPVC double glazed window to rear garden. Area for dining. Space for additional appliance in under stairs recess. Opening to

#### Utility Area

Worksurface with space and plumbing for washing machine and tumble drier under. Cupboard housing fuse box.

#### First Floor Landing

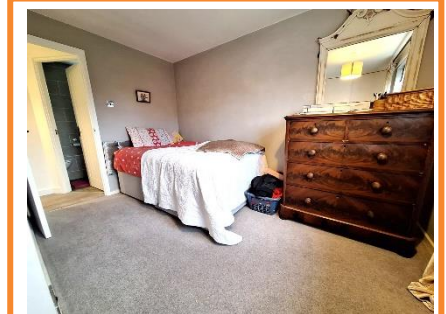
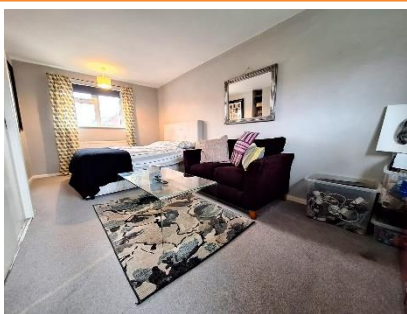
uPVC double glazed window to rear aspect. Access to loft space. Cupboard housing combination boiler for domestic hot water and gas central heating. Switch for lighting in attic.

#### Bedroom 1 17' 9" x 10' 2" (5.41m x 3.10m)

A large airy dual aspect rooms with 2 uPVC double glazed windows to front and rear, a great space, which on this design, many have turned into 2 bedrooms. Built in wardrobe with sliding door and recessed storage shelving. Smooth ceiling finish. Radiator.

#### Bedroom 2 12' 1" x 7' 3" (3.68m x 2.21m)

An L-Shaped bedroom with built in wardrobe with sliding doors, smooth ceiling finish, uPVC double glazed window to front aspect. Radiator.



**Bathroom** 7' 7" x 5' 5" (2.31m x 1.65m)  
 A modern suite of panelled bath with mains shower over and glass shower screen. Wash hand basin and concealed cistern W.C. with shelving over. Fully tiled walls and floor. Obscure uPVC double glazed window to rear aspect. Horizontal radiator.

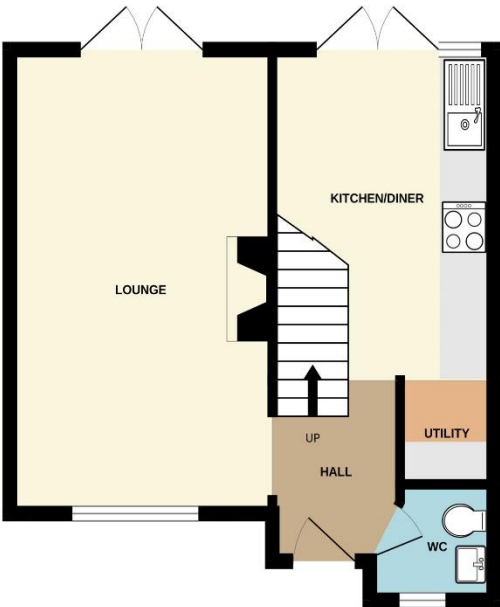
**Outside**  
 The rear garden is enclosed by panelled fencing and laid to lawn, with an area of patio. Raised flower boarder with mature shrubs. Outside tap. To the front of the property there is an area of lawn and hedgerow, driveway for one car and pathway to front door. There is a garage in a block to the right of the property with up and over door and an additional driveway to the front. (first garage to the left of 6)

**Tenure**  
 Freehold. The property is subject to a service charge of £480.00 Per annum, paid in March.

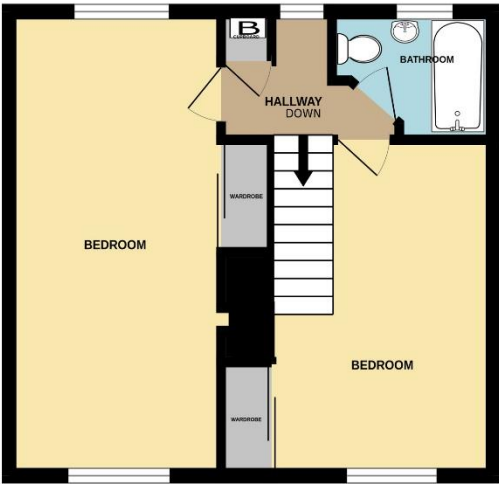
**Material Information**  
 We have been advised the following; Gas- Mains Electricity- Mains Water and Sewerage- Bristol and Wessex Water Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area. Mobile Signal- 5G. Visiting the Ofcom checker. Flood-risk- North Somerset 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		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR  
 361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
 337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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