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Estate Agents

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# Harris & Lee

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**Weston**

**Offers Over £200,000**

- \* 2 Bed Ground Floor Flat
- \* Own Private Entrance
- \* Enclosed Rear Garden
- \* 2 Reception Rooms
- \* 20' Re-styled Kitchen
- \* Close to Town



114 High Street, Worle, BS22 6HD

### Description

Extensively improved ground floor flat, benefitting from its own private entrance, enclosed private rear garden, 2 separate reception rooms and potential for off road parking to the front aspect. A spacious 6' wide hallway presents a lovely welcome to the double glazed and gas centrally heated accommodation, which features a re-styled 20' long galley style kitchen with double doors opening into the rear garden. A westerly facing lounge with bay window is complemented by a breakfast/dining room with archway through to the kitchen. There is potential for a car parking space to the front and a new 'criss-cross' lease will be set up for the new owner.

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

### Accommodation

#### Entrance

Own private side entrance door opening into

#### Entrance Hall 12' 2" x 6' 0" (3.71m x 1.83m)

A lovely size hallway and pleasant initial welcome to the accommodation.

**Lounge 14' 5" into bay x 14' 5" into recess. (4.39m x 4.39m)** A westerly facing reception room with double glazed bay window to front aspect. Fireplace with electric fire, hearth and surround. Decorative ceiling rose, picture rail, coved ceiling.

#### Breakfast/Dining Room 11' 0" x 8' 4" (3.35m x 2.54m)

Laminate flooring, radiator, double glazed window to rear aspect. Archway leading through to

#### Kitchen 20' 8" x 5' 3" (6.29m x 1.60m)

Re-styled galley style kitchen with double doors to side leading out into the adjacent private garden. 'Shaker' style wall and base units with wooden work surfaces, inset sink unit with mixer tap over and tiling to splash backs. Integrated double oven, plus induction hob with cooker hood over. Space for washing machine and upright fridge/freezer. Cupboard housing the gas fired boiler. 2 southerly facing double glazed windows to side aspect.



#### Bedroom 1 11' 3" into recess x 10' 9" (3.43m x 3.27m)

Laminate flooring, radiator, double glazed window to rear aspect.

#### Bedroom 2 12' 0" x 5' 4" (3.65m x 1.62m)

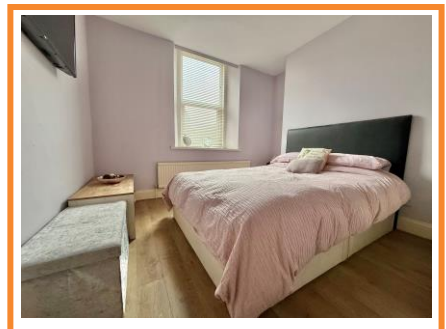
Radiator, double glazed window to front aspect.

#### Shower Room 7' 4" x 5' 9" (2.23m x 1.75m)

maximum, L-shaped space with walk-in shower, deluge shower and handheld fittings. Low level WC and wash hand basin with cupboard below. Extractor fan, heated towel rail.

#### Outside

The property benefits from an enclosed area of private rear garden, laid to stone chippings for lower maintenance. Gated side access. The right hand side of the front garden offers potential for off road parking facility.



### Tenure

A new criss-cross lease will be produced for the new purchaser for completion. Council tax band is 'A'.

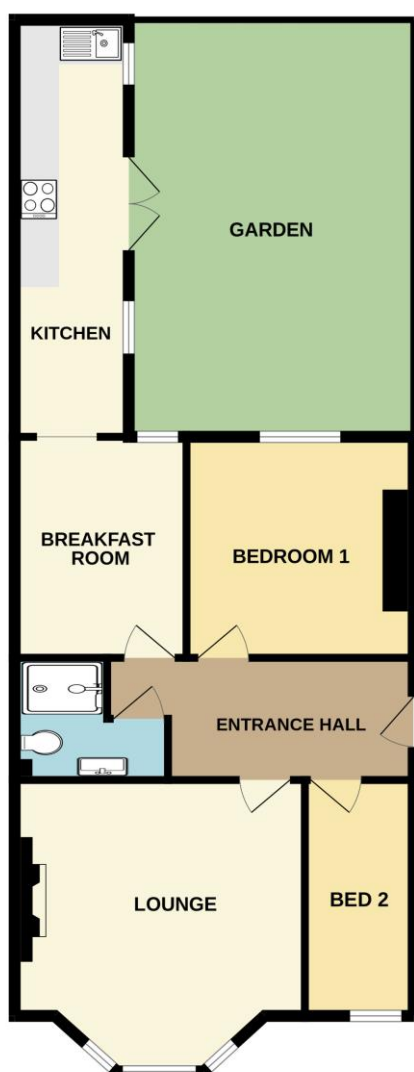
### Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

### Rear Garden



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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