

Harris & Lee
Estate Agents

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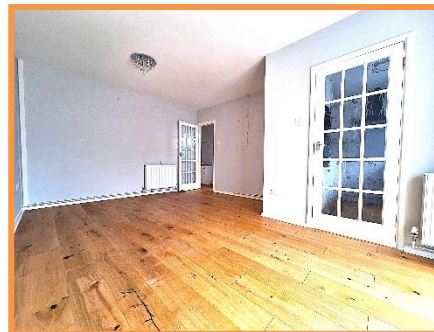
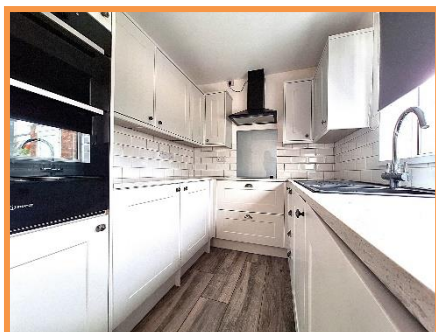
Helping you move with 100 years combined staff experience



Balmoral Way

£270,000

- * Fully Renovated Throughout
- * 2 Bedrooms
- * Semi Detached Bungalow
- * New Kitchen & Shower Room
- * Garage & Driveway
- * NO CHAIN



114 High Street, Worle, BS22 6HD

Description

Offered with no onward chain, this beautifully renovated 2-bedroom semi-detached bungalow is located in one of Worle Hillside's most sought-after streets. Inside, the home has been completely updated, including a stylish new kitchen and a modern, walk-in shower room—both finished to a high standard. The living space is light and welcoming, with a bright conservatory at the rear that's perfect for relaxing or enjoying views of the garden. Outside, the southerly-facing rear garden is a real sun trap and offers a lovely private space for entertaining, pottering, or simply unwinding. There's a good-sized driveway to the side providing off-road parking, which leads directly to a garage for extra storage or workshop potential. With all the major updates already taken care of, this home is ready to move straight into—ideal for anyone looking for low-maintenance living in a peaceful, well-regarded location.

Accommodation

Entrance Hall

uPVC double glazed entrance door with side panel. Cupboard housing gas meter. Oak flooring. Doors to Shower room, Lounge and bedrooms.

Kitchen 8' 6" x 6' 9" (2.59m x 2.06m)

Modern kitchen fitted with a range of stylish wall mounted and base units with worktops over. Tiled to splash backs. One and a half bowl sink and drainer unit with central mixer tap. Built in electric oven. 4 ring electric hob with cooker hood over. Integrated undercounter fridge, integrated undercounter freezer. Integrated washing machine. Tiled floor. uPVC double glazed window to rear aspect. Smooth ceiling finish.

Lounge/Diner 17' 2" x 11' 9" (5.23m x 3.58m)

A bright room with oak flooring. Radiator, smooth ceiling finish. Glazed timber door to Kitchen and Sliding uPVC door to Conservatory.

Bedroom 2 7' 7" x 7' 4" (2.31m x 2.23m)

Oak flooring, uPVC double glazed window to front aspect. Radiator. Loft hatch. Store cupboard with Fusebox.

Conservatory 8' 0" x 7' 11" (2.44m x 2.41m)

uPVC windows and door to rear garden. Tiled floor. Electric points.

Bedroom 1 11' 0" x 9' 8" (3.35m x 2.94m)

uPVC double glazed window to front aspect. Oak flooring. Radiator.

Shower Room

Comprising a new suite of walk in shower enclosure with mains shower over. Fully tiled walls and floor. Ladder style radiator. W.C. Wash hand basin with storage under. Obscure uPVC window to side. Extractor fan.

Outside

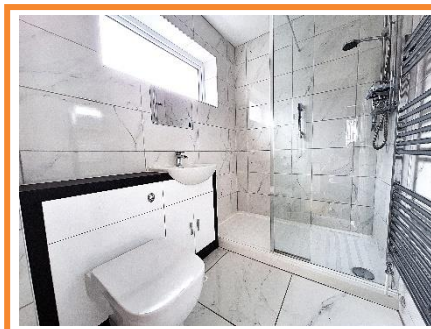
The Southerly facing rear garden is mainly laid to patio and mature shrubs and trees. Cold water tap. Brick built store with uPVC door. Gate to driveway and Garage.

Garage 15' 6" x 8' 2" (4.72m x 2.49m)

With up and over door, power and light.

Tenure

Freehold.



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.

Council Tax - C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GROUND 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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