



*St Georges*

**£270,000**

- \* 3 Bed Terrace House
- \* 19'7" Lounge/Diner
- \* Gated Driveway & Garage
- \* Downstairs Cloakroom
- \* Westerly Rear Garden
- \* NO ONWARD CHAIN



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

## Description

A lovely example of a modern 3 bedroom terrace house, tucked away off the road, fronting onto hedgerow and green space, featuring double gated access to a private driveway and garage which can also be accessed from the enclosed westerly facing rear garden. A circa 20' lounge/diner is complemented by a separate re-styled kitchen with 'Shaker' style units and 'Metro' style tiling, plus that all important downstairs cloakroom. Offered with NO ONWARD CHAIN.

## Accommodation

### Entrance

UPVC double glazed front entrance door opening to

### Entrance Hall

Laminate flooring, radiator, smooth ceiling finish with coving. Stairs to first floor with built-in cupboard beneath.

### Downstairs WC

Low level WC and corner wash hand basin with tiled splash backs. Radiator, smooth ceiling finish, double glazed window.

**Lounge/Diner** 19' 7" x 10' 11" (5.96m x 3.32m) maximum. A dual aspect double glazed window to front and double doors to the rear garden. TV and telephone points. Laminate flooring, radiators, smooth ceiling finish with coving.

**Kitchen** 9' 3" x 8' 0" (2.82m x 2.44m) Re-styled with 'Shaker' style wall and base units, 'Metro' style tiling to splash backs. Work surfaces with inset sink unit and mixer tap. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. Double glazed window to rear aspect. Door to rear garden.

### First Floor Landing

Access to loft space, smooth ceiling finish, built-in cupboard housing the gas fired boiler.

**Bedroom 1** 10' 1" x 8' 8" (3.07m x 2.64m) plus built-in double wardrobe. TV and telephone points. Radiator, smooth ceiling finish. Double glazed window to rear aspect.

**Bedroom 2** 9' 3" x 8' 7" (2.82m x 2.61m) plus built-in double wardrobe. Radiator, smooth ceiling finish. Double glazed window to front aspect.

**Bedroom 3** 8' 5" x 8' 0" (2.56m x 2.44m) maximum. Radiator, smooth ceiling finish. Double glazed window to rear aspect.

**Bathroom** 8' 3" x 5' 0" (2.51m x 1.52m) White suite of panelled bath with mains shower and sink unit, pedestal wash hand basin and low level WC. Smooth ceiling finish with extractor fan. Obscure double glazed window.

### Outside

The rear garden is enclosed and enjoys a westerly aspect aspect, laid to grass and patio with pathway leading to a personal door into the back of the garage belonging to this property. The garage measures 16'5" x 8'2", with power and light. The garage is accessed via double gates which open initially to a tarmac driveway, providing private off road parking opportunity.



## Tenure

Freehold, council tax band is 'C'. There is a service charge of £130 per annum for the upkeep of green space.

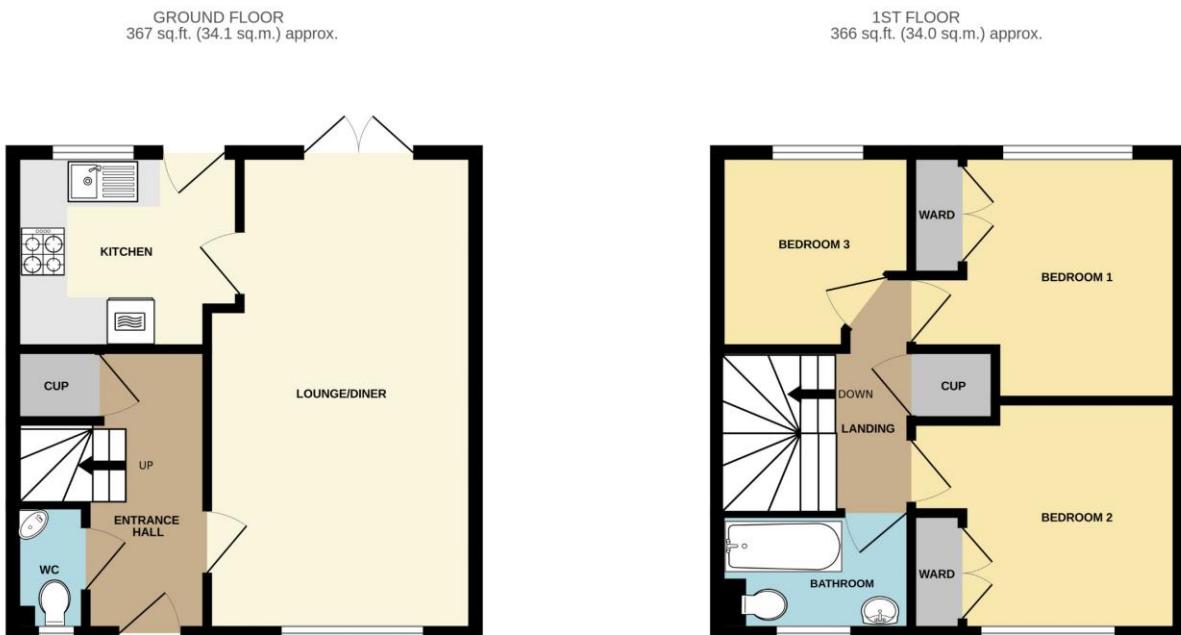
## Other Material Information

Gas central heating and double glazing. The seller informs us that a new boiler was installed in March 2024. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin Media website confirms that their service is available at this address.

## Gated Driveway



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



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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