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Worle Hillside

OIEO £290,000

- * 3 Bed Semi Detached
- * South Westerly Rear Garden
- * Parking Forecourt & Garage
- * Re-styled Kitchen
- * Re-styled Shower Room
- * Downstairs Cloakroom



114 High Street, Worle, BS22 6HD

Description

A 3 bedroom semi detached house occupying a privileged position in this sought after hillside cul-de-sac featuring a good size south westerly facing rear garden backing onto woodland. A block paved forecourt provides off road parking, plus there is a garage within the plot, rare for homes in this street. The kitchen and shower room have both been re-styled and many will appreciate the benefits of a downstairs WC and good size hallway where the stairs are separate from the main accommodation.

NB. the seller has found a property she wishes to purchase.

Accommodation

Entrance

Steps ascend up to the replacement front entrance door with double glazed inset, opening to

Entrance Hall

A good size hallway with stairs to first floor, built-in cupboard beneath. Radiator. Multi pane glazed double doors through to the lounge, further door to

Downstairs WC

Low level WC and wash hand basin with cupboard below. Coved ceiling, obscure double glazed window.

Lounge 15' 0" x 10' 10" (4.57m x 3.30m) including chimney breast. Coved ceiling, radiator. Triple glazed bow bay window to front aspect enjoying a pleasant outlook towards woodland. Archway through to

Dining Room 9' 3" x 8' 3" (2.82m x 2.51m)

Laminate flooring, coved ceiling, feature vertical radiator. Double glazed window and door to rear garden. Access to

Kitchen 9' 4" x 8' 9" (2.84m x 2.66m) Re-styled with Shaker style wall and base units, work surfaces with inset circular sink and drainer unit, mixer tap over and tiling to splash backs. Integrated oven and induction hob with cooker hood over. Space for fridge/freezer and additional appliance. Gas fired boiler. Double glazed window with pleasant outlook to rear.



First Floor Landing

Coved ceiling, access to loft space. Built-in cupboard.

Bedroom 1 12' 0" x 10' 2" (3.65m x 3.10m) Coved ceiling, radiator. Double glazed window to front aspect enjoying a pleasant outlook towards woodland.

Bedroom 2 10' 4" x 9' 2" (3.15m x 2.79m) plus built-in wardrobes to one wall. Coved ceiling, radiator. Double glazed window to rear aspect enjoying a pleasant outlook towards woodland.

Bedroom 3 9' 1" x 7' 1" (2.77m x 2.16m) including built-in cupboard. Radiator. Double glazed window to front aspect enjoying a pleasant outlook towards woodland.

Shower Room 8' 0" x 5' 5" (2.44m x 1.65m)

Corner shower cubicle with mains shower, low level WC and wash hand basin with cupboards below. Chrome style heated towel rail. Smooth ceiling finish. Obscure double glazed window.



Outside

The front of the property has been laid to attractive block paving providing off road parking opportunity for at least 2 cars, partially screened with established shrubs. An up and over door opens into the adjacent garage, measuring 16'8" approximately, with power and lighting. Gated side access to the rear garden which is a particular feature of this property, being of a good size, enclosed and secluded, benefitting from a south westerly facing aspect, plus backing onto woodland. A patio seating area leads to lawn with stepping stones complemented with mature shrub borders. A superior quality timber garden shed has power, lighting and windows affording natural light, plus there is an additional shed tucked away at the bottom of the garden.



Tenure

Freehold, council tax band is 'B'.

Other Material Information

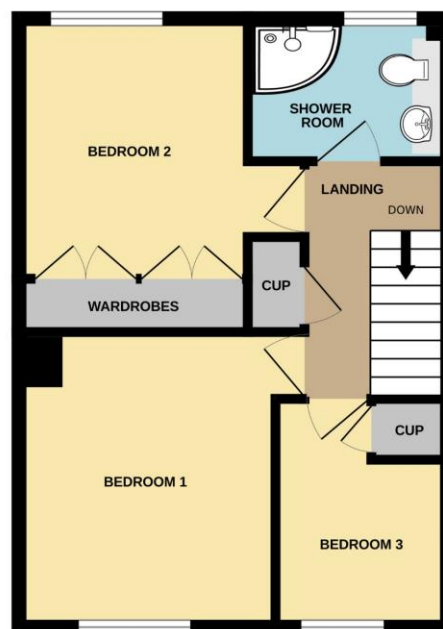
Gas central heating and double glazing. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media is available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

The energy rating for this property is 'C'.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft (76.3 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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