

**Harris & Lee**

Estate Agents

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**Harris & Lee**  
Estate Agents

Helping you move with 100 years combined staff experience



*St Georges*

OIEO £220,000

- \* 2 Bed Terrace House
- \* Downstairs Cloakroom
- \* Garage & Parking
- \* 17' Living Room
- \* Southerly Rear Garden
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## Description

There is 'no onward chain' with this 2 bedroom terrace house benefitting from a southerly facing low maintenance rear garden and garage close by with parking in front. An attractive stone finish complements the double glazed and gas centrally heated accommodation featuring a popular layout where the hall and stairs are separate from the 17' living room and kitchen, plus that all important downstairs WC is present here. The second bedroom measures a decent 12' x 7' approx. and features a walk-in wardrobe. Edge of estate location within reach of the M5 motorway junction making this convenient for commuters.

## Accommodation

### Entrance

Double glazed front entrance door with canopy shelter over and outside light opening to

### Entrance Hall

Stairs to first floor. Radiator, coved ceiling. Smooth ceiling finish.

### Downstairs WC

Low level WC and wash hand basin. Radiator. Smooth ceiling finish. Double glazed window to front aspect.

### Kitchen 7' 9" x 6' 8" (2.36m x 2.03m)

Shaker style wall and base units, work surfaces with inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Concealed gas fired boiler. Space for washing machine and fridge. Radiator. Smooth ceiling finish. Double glazed window to front aspect.

### Living Room 17' 2" x 9' 8" (5.23m x 2.94m)

Access to under stairs storage cupboard. 2 radiators. Smooth ceiling finish with coving. Double glazed window to rear aspect plus double doors to rear garden.

### First Floor Landing

Smooth ceiling finish with coving.

### Bedroom 1 9' 9" x 8' 6" (2.97m x 2.59m) minimum plus built-in triple wardrobe. Radiator. Smooth ceiling finish. Double glazed window to rear aspect.

### Bedroom 2 12' 0" x 6' 11" (3.65m x 2.11m) plus built-in/walk in wardrobe measuring a generous 5' x 3'6". Radiator. Smooth ceiling finish. Double glazed window to front aspect.

### Bathroom 6' 5" x 6' 1" (1.95m x 1.85m)

Panelled bath with Mira Sport shower over and side screen, pedestal wash hand basin and low level WC. Partly tiled walls, radiator, extractor fan. Obscure double glazed window.

### Outside

The south easterly facing rear garden is enclosed and laid to patio and stone chippings for reduced maintenance. Gated rear access to a shared path with access to the garage belonging to this property. The garage is situated in a block of 5 being the second from the left as you look at the garage fronts.

### Tenure

Freehold, council tax band is 'B'.



## Garage & Parking Nearby



## Other Material Information

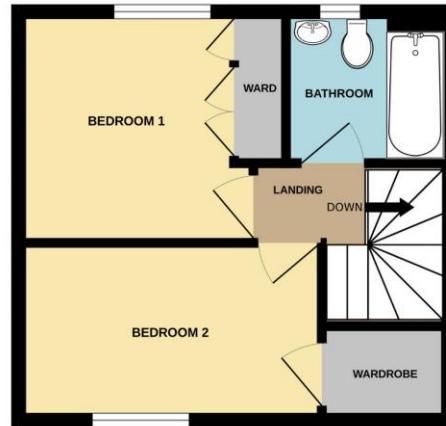
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin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

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

GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 556 sq.ft. (51.7 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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