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Locking Castle

£269,950

- * End of Terrace House
- * 3 Bedrooms
- * 14' D/G Conservatory
- * Westerly Rear Garden
- * Downstairs Cloakroom
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

NO ONWARD CHAIN with this well presented 3 bedroom end of terrace house with adjoining 17' garage which has sheltered access from a 14' double glazed conservatory. Many will appreciate the benefits of a westerly facing rear garden, adjacent driveway parking, plus downstairs cloakroom. Tucked away in a cul-de-sac position in Locking Castle within reach of local shops and amenities, plus Somerset Avenue for commuters.

Accommodation

Entrance

UPVC double glazed front entrance door opening to

Entrance Hall

Tiled floor, radiator, double glazed window to side aspect. Doors to lounge and to

Downstairs Cloakroom

Low level WC and wash hand basin. Radiator, obscure double glazed window.

Lounge 15' 10" x 11' 9" (4.82m x 3.58m) plus stairs to first floor. Fireplace with electric fire. Laminate flooring, 2 radiators. Telephone point. Double glazed window to front aspect. Door to

Kitchen/Diner 14' 5" x 8' 3" (4.39m x 2.51m) plus useful under stairs storage cupboard. Wall and base units, work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap over and 'metro' style tiling to splash backs. Integrated oven and hob with cooker hood over. Space for washing machine and upright fridge/freezer. Space for table and chairs. Radiator, 2 double glazed windows to rear aspect. Door to

Conservatory 14' 0" x 7' 4" (4.26m x 2.23m)

Tiled floor, double glazed windows and doors to rear garden. Useful door providing sheltered access into the adjoining garage.

First Floor Landing

Access to loft space, double glazed window to side aspect.

Bedroom 1 13' 5" x 8' 5" (4.09m x 2.56m)

Radiator, double glazed window to front aspect.

Bedroom 2 10' 9" x 8' 0" (3.27m x 2.44m) minimum.

Radiator, double glazed window to rear aspect.

Bedroom 3 7' 0" x 5' 9" (2.13m x 1.75m) plus built-in

airing cupboard. Radiator, double glazed window to front aspect.

Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Panelled bath with 'Triton' shower over and side screen, vanity unit with cupboard below, low level WC. Radiator, extractor fan, obscure double glazed window.

Outside

Front garden laid to grass with adjacent driveway providing off road parking, leading to a garage with up and over door. The garage measures 17'4" x 8'1" approximately and benefits from power and lighting, plus loft storage facility. Personal door to side leading into the conservatory. The rear garden is enclosed and enjoys a westerly facing aspect, laid to wooden decking and grass, shrub borders and raised planter.



Rear Garden



Tenure

Freehold, council tax band is 'C'.

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
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq. ft. (89.9 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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