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Milton Hillside

Offers Over £300,000

- * 3 Bed Semi Detached
- * Good Size Rear Garden
- * 17' L-shaped Kitchen/Diner
- * Favoured Cul-De-Sac
- * 2/3 Car Drive plus Garage
- * Lovely Hillside Setting



114 High Street, Worle, BS22 6HD

Description

An opportunity to acquire a well presented 3 bedroom semi detached house, tucked away in a favoured hillside address, off Ashbury Drive and therefore in close proximity to popular Ashcombe Park. A more peaceful cul-de-sac location, backing onto an impressive rockface providing character and privacy. The double glazed and gas centrally heated accommodation features a 17' L-shaped kitchen/diner, plus 16' separate lounge and many will appreciate a layout with a good size entrance hall where the stairs are separate from the principal rooms. An adjacent driveway provides parking for 2/3 cars, leading to a garage and gated side access to a good size characterful rear garden.

Accommodation

Entrance

Double glazed front entrance door with canopy shelter over.

Entrance Hall 11' 9" x 6' 0" (3.58m x 1.83m)

Good size hallway, including stairs to first floor, providing access to both the lounge and kitchen/diner. Under stairs cupboard. Coved ceiling, radiator, double glazed window to side aspect.

Lounge 15' 11" x 10' 7" (4.85m x 3.22m)

Smooth ceiling finish with coving. TV point. Radiator, double glazed bow bay window to front aspect.

Kitchen/Dining Room 17' 0" x 8' 10" (5.18m x 2.69m)

increasing to 13' maximum, L-shaped room. Shaker style wall and base units with roll edge work surfaces, circular sink and drainer units, mixer tap over and tiling to splash backs, Integrated washing machine, fridge and slimline dishwasher. Space for cooker. Smooth ceiling finish, radiator, double glazed window to rear aspect. Double glazed patio doors to the rear garden.



First Floor Landing

Built-in airing cupboard housing the gas fired combination boiler. Access to loft space with drop down ladder, being partly boarded and with light facility. Smooth ceiling finish with coving, double glazed window to side aspect.

Bedroom 1 12' 8" x 9' 0" (3.86m x 2.74m) plus door recess. Smooth ceiling finish with coving, radiator, double glazed window with views to front aspect.

Bedroom 2 12' 3" x 8' 9" (3.73m x 2.66m) plus door recess. Smooth ceiling finish with coving, radiator, double glazed window with views to rear aspect.

Bedroom 3 7' 11" x 7' 6" (2.41m x 2.28m)

Smooth ceiling finish with coving, radiator, double glazed window with views to front aspect.

Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

White suite of bath with mains shower over and side screen, pedestal wash hand basin and low level WC. Fully tiled walls and floor. Heated towel rail. Dual aspect double glazed windows to side and rear.



Outside

Open plan front garden with adjacent driveway providing off road parking for 2/3 cars. Up and over door into a garage measuring 16' x 8'1" approximately from power and lighting, double glazed rear window, plus side door into the rear garden. Gated side access to the garden from the driveway. The rear garden is a particular feature of this home, being of a good size and private, courtesy of impressive and characterful exposed rock face. The garden is principally set into two zones, a level section directly behind the house laid to patio and stone chippings providing ample seating opportunity. Outside tap. The remaining garden is set on various levels, connected with side steps, incorporating a second patio, rockery stones and shrubs.



Outlook to Front



Tenure

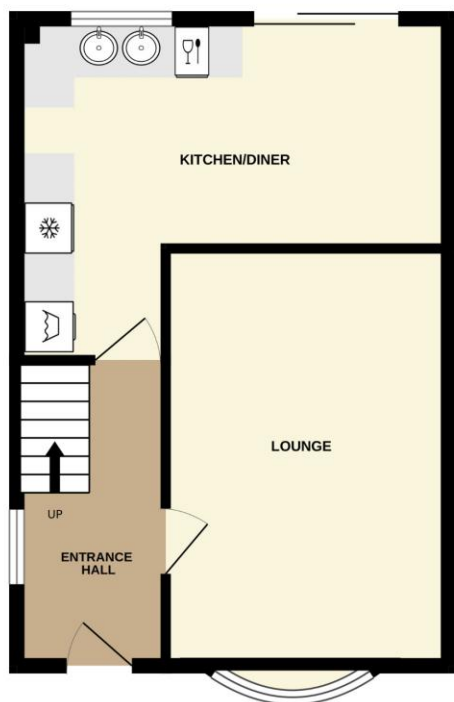
Freehold, council tax band is 'C'.

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. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media is available in this post code.

The energy rating for this property is 'C'.

GROUND FLOOR
410 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.

