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Osborne Road OIEO £325,000

- * *Semi-Detached Victorian*
- * *4 Bedrooms*
- * *Two Reception Rooms, inc 18'2 Family Room with Bay Window*
- * *Extended Accommodation*
- * *25' Kitchen & Utility Area*
- * *Useful Loft Space*



114 High Street, Worle, BS22 6HD

Description

A spacious Victorian semi detached home, with four bedrooms, three of which are doubles. Two reception rooms, each with bay windows. Extended to the rear the property now features 18' 2 Family Room plus a 25' Kitchen and ground floor shower room. The Westerly rear garden is designed with low maintenance in mind. Driveway parking is available too. A viewing is advised for this generous sized family home.

Entrance

Hardwood part glazed entrance door into Entrance Hall with picture rail. Double radiator, hardwood obscure window to side aspect. Staircase to first floor accommodation under stair storage cupboard and storage cupboard.

Lounge 18' 2" x 15' 8" (5.53m x 4.77m)

with uPVC double glazed Bay window to rear aspect, triple radiator. Picture rail. Double radiator. Fireplace and opening to

Kitchen 25' 6" x 7' 9" (7.77m x 2.36m)

Fitted with a range of wall and base units with stainless steel worksurfaces over. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Stainless steel upstands. Dual aspect with 2 uPVC double glazed window to side aspect and rear. Built in electric Hob with cooker hood over. Tiling to splashbacks. Eye level storage cupboards. Built in oven, grill and microwave. To the back of the kitchen there is space and plumbing for washing machine and undercounter fridge/freezer. additional single bowl stainless steel sink and drainer unit with central mixer taps over. uPVC double glazed French doors into rear garden. Door into

Downstairs Shower Room 3' 4" x 9' 1" (1.02m x 2.77m)
Obscure uPVC double glazed window to rear aspect. W.C. Space saving wash hand basin. built in shower with Aqua panelling, downlighting and extractor fan. Tiled flooring and towel rail.

Reception Room

uPVC double glazed Bay window to Front. Radiator.

First Floor Landing

Double radiator. doors to all first floor rooms. Staircase to loft space.

Bedroom 1 11' 5" x 15' 1" (3.48m x 4.59m)

uPVC double glazed Bay window to front aspect. Radiator. Bay fronted bedroom.

Bedroom 2 9' 1" x 12' 6" (2.77m x 3.81m)

uPVC double glazed window to rear aspect. Fireplace. Radiator.

Bedroom 3 8' 4" x 12' 6" (2.54m x 3.81m)

uPVC double glazed window to rear aspect. Radiator. Picture rail.

Bedroom 4 10' 4" x 6' 1" (3.15m x 1.85m)

uPVC double glazed window to front aspect, radiator. Cupboard storage housing Worcester combi boiler.

Family Bathroom

White suite of panelled bath W.C. and wall mounted wash hand basin, tiling to splashbacks. Laminate floor covering and obscure uPVC double glazed window to side aspect. Downlighting. Ladder style radiator.



Rear Garden

Predominantly laid to patio with area of artificial lawn. Enclosed by stone walling and panelled fencing. Side gate providing access to a shared driveway. Cold water tap. Exterior Lighting.

Tenure

Leasehold. £3.00 Peppercorn rent paid annually to Shenstone Properties. 880 years remaining on Lease

Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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