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Just Off Worle High St

£265,000

- * Stone Built End of Terrace
- * 2 Bedrooms
- * 2 Separate Receptions
- * Westerly Rear Garden
- * Adjacent Driveway
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

Extremely rare opportunity to acquire a lovely older style stone built home, with adjacent driveway parking and westerly rear garden, situated just yards away from Worle High Street amenities. There is such a lovely 'feel & atmosphere' to the double glazed and gas centrally heated accommodation which offers '2' separate receptions rooms, in addition to an impressive 14' kitchen/breakfast room. Both bedrooms can be considered as 'doubles' and the large bathroom incorporates both bath and separate shower facility. The lounge features a wood burner and bay window and the dining room is of excellent proportion. In addition to the contemporary low maintenance westerly rear garden there is a useful courtyard area to the side laid to brick paving. Plenty of character and downstairs space you would expect in a '3 bedroom' home making this great value hence early viewing is advised!

Accommodation

Entrance

UPVC double glazed front entrance door opening to

Lounge 13' 9" x 11' 4" (4.19m x 3.45m)

plus double glazed bay window to front aspect.

Characterful wooden beamed ceiling and feature wood burning stove, with hearth and wooden beam over. 2 wall lights. Radiator. Door to

Dining Room 13' 9" x 11' 3" (4.19m x 3.43m)

maximum into recess and including the stairs to first floor and built-in cupboard. Wooden beamed ceiling. Fireplace with hearth. Radiator. Double glazed window to rear aspect. Door through to

Kitchen/Breakfast Room 14' 4" x 8' 4" (4.37m x 2.54m) max. including feature brick wall/breast to side. Shaker style wall and base units with work surfaces and inset sink unit, mixer tap over. Space for cooker, upright fridge/freezer, washing machine and tumble dryer/dishwasher. Smooth ceiling finish, radiator. Dual aspect double glazed windows to side and rear. Door to side to gardens.

First Floor Landing 11' 6" x 6' 0" (3.50m x 1.83m)

including stairs. Feature wood flooring. Access to loft space. Double glazed window to side aspect.

Bedroom 1 13' 10" x 11' 6" (4.21m x 3.50m)

max. into recess, including double wardrobe and fireplace. Radiator. Double glazed window to front aspect.

Bedroom 2 11' 5" x 7' 7" (3.48m x 2.31m)

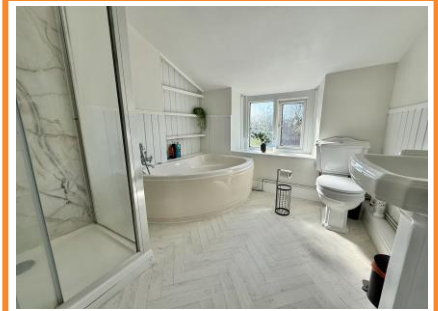
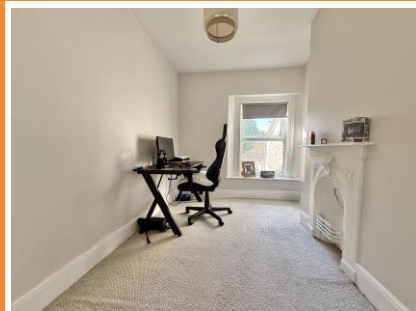
max. into recess, including wardrobe with double louvre doors. Fireplace. Smooth ceiling finish. Radiator. Double glazed window to rear aspect.

Bathroom 9' 0" x 7' 10" (2.74m x 2.39m)

Comprising corner bath unit with mixer shower, plus separate shower enclosure with mains shower. Pedestal wash hand basin and WC. Heated towel rail. Smooth ceiling finish with sloping ceiling. Obscure double glazed window.

Outside

Small enclosed front garden. Adjacent driveway providing off road parking. Gated side access into a useful side courtyard, laid to brick paving. This leads through to the main rear garden, which is enclosed and benefits from a westerly facing aspect. Contemporary finish laid to patio and artificial grass, outside tap.



Rear Garden

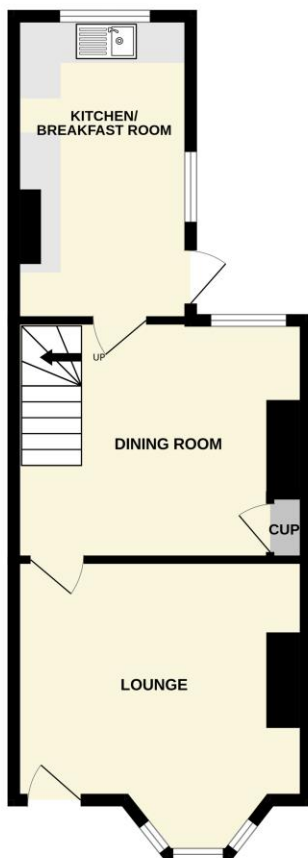


Tenure

Freehold, council tax band is 'A'.

The energy rating for this property is 'E'.

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

