

Harris & Lee
Estate Agents

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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Charlock Road

Offers Over £220,000

- * Beautifully Presented Throughout
- * Modern Kitchen
- * 2 x Allocated Parking Bays
- * Modern Bathroom
- * Enclosed Rear Garden
- * Level Location



114 High Street, Worle, BS22 6HD

Description

Located on a level location and close to commuter links. This well presented 2 bedroom home offers modern living in a convenient setting. The home comprises a bright and airy living space, which opens out on to the enclosed rear garden. The property also benefits from 2 allocated parking spaces in a courtyard. The Kitchen and bathroom have been modernized throughout. An ideal first purchase. Call to view!

Accommodation

Entrance

Newly fitted uPVC double glazed entrance door with tiled canopy.

Entrance Hall 7' 8" x 3' 8" (2.34m x 1.12m)

Vinyl floor covering. Fuse box. Radiator. Door to Living room. Opening through to

Kitchen 7' 8" x 7' 9" (2.34m x 2.36m)

Fitted with a range of Gloss base units with roll edge work surfaces over and matching up stands. One and a half bowl stainless steel sink and drainer unit with central mixer tap with up stand. 4 ring gas hob with cooker hood over. Built in Electric oven. Integrated upright Fridge/Freezer. Cupboard housing boiler. Tiled floor. uPVC double glazed window to front aspect. Stylish shelving for additional storage. Space and plumbing for Washing machine.

Lounge/Diner 16' 7" x 11' 7" (5.05m x 3.53m)

A bright room with laminate flooring. Newly fitted uPVC double glazed patio doors to the rear garden. Staircase rising to first floor accommodation. Radiator.

First Floor Landing

Loft hatch giving access to part board attic space, with shelving, loft light and ladder. Airing cupboard with shelving. Doors to all upper floor rooms.

Bedroom 1 11' 6" x 8' 7" Min (3.50m x 2.61m)

Built in double wardrobe with hanging space. Radiator. uPVC double glazed to rear aspect.

Bedroom 2 6' 7" x 10' 4" (2.01m x 3.15m)

Radiator. Built in wardrobe. uPVC double glazed window to front aspect.

Bathroom 4' 9" x 7' 9" (1.45m x 2.36m)

Comprising a modern white suite of panelled bath with central mixer tap, mains rainfall shower and handheld attachment over. Glass shower screen. Panelled walls. W.C. Vanity wash hand basin with cupboard under. Obscure uPVC double glazed window to front aspect. Ladder style radiator.

Outside

The rear garden is enclosed by panelled fencing. The front garden is laid to plants and shrubs, with pathway leading to the front door. The allocated parking is accessed under the coach house to the left, a block paved courtyard with 2 parking spaces on the right hand side.

Tenure

Freehold.



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.

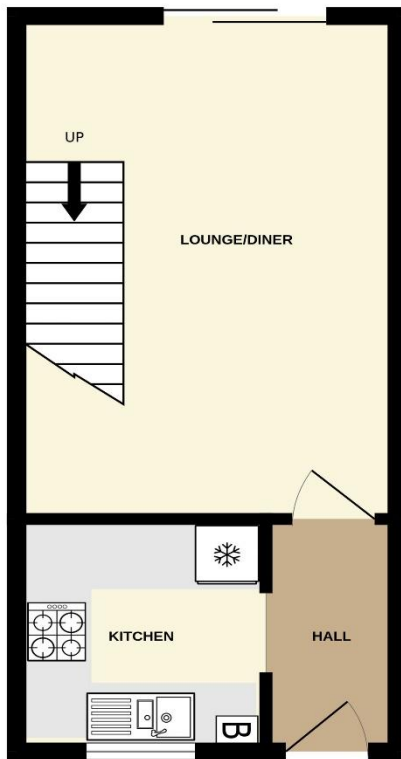
Mobile Signal- 5G.

Visiting the Ofcom checker.

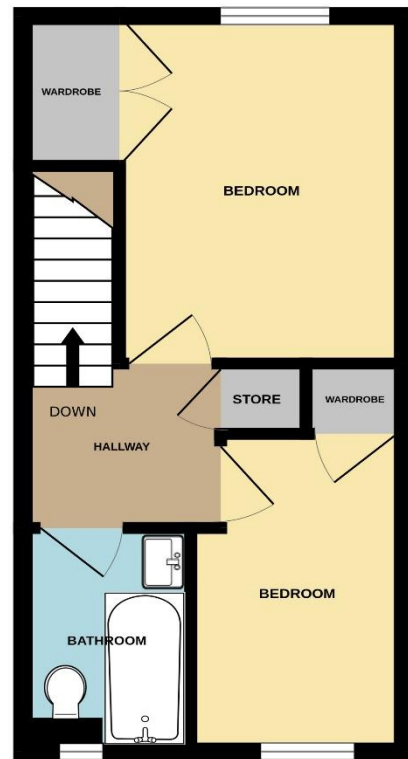
Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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