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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Locking Road

OIRO £350,000

- * *Immaculate Semi Detached Home* * *3 Reception Rooms*
- * *Extended To Rear Adding Utility* * *Downstairs W.C*
- * *3 Good Size Bedrooms* * *Garage & Driveway*



114 High Street, Worle, BS22 6HD

Description

BEAUTIFUL EXAMPLE of an EXTENDED 1930's semi featuring an impressive 17' kitchen/breakfast room in addition to '2' receptions and large hallway, 3 'good size' bedrooms plus bathroom. The larger than average attached garage is a great plus, along with ample forecourt parking to the front. The Southerly rear garden is perfect for entertaining or relaxing. Owned for nearly 40 years the current owners have lovingly maintained this family home throughout. The property also benefits from a utility room and downstairs cloakroom. SIMPLY MUST BE VIEWED!!!

Accommodation

Entrance Porch 6' 10" x 2' 3" (2.08m x 0.69m)

Enclosed porch with uPVC obscure double glazed entrance door and side panels, vinyl floor covering, hanging space.

Entrance Hallway 15' 5" x 6' 9" (4.70m x 2.06m)

Timber framed front entrance door with feature stained glass windows. Staircase rising to first floor accommodation. Two under-stair cupboards. Picture rail, coved ceiling. Radiator. Dado rail.

Lounge 12' 6" x 16' 2" into Bay (3.81m x 4.92m)

uPVC double glazed Bay window to front aspect. Radiator. Laminate flooring. Fireplace with brick hearth and gas fire. Coved ceiling, picture rail and dado rail.

Kitchen/Breakfast Room 17' 9" x 8' 6" (5.41m x 2.59m)

Fitted with a range of wall mounted and base units with roll edge worksurfaces. Cupboard housing Bosch boiler. Space for Electric oven with cooker hood over. Space for under counter Fridge & Freezer. One and a half bowl sink and drainer unit with central mixer tap, tiled to splashbacks. uPVC double glazed window to side and rear aspects. Vinyl floor covering. Radiator. Breakfast bar. Archway through to sitting room. Door to

Utility Room 6' 0" x 5' 0" (1.83m x 1.52m)

Space and plumbing for washing machine and tumble dryer. Area of worksurface. Part tiled walls. Vinyl flooring. uPVC double glazed door and window to rear aspect. Door to

Downstairs W.C 5' 1" x 2' 9" (1.55m x 0.84m)

Part tiled walls, low level W.C. Wash hand basin. uPVC obscure double glazed window to front. Coved ceiling.

Sitting Room 13' 4" x 10' 10" (4.06m x 3.30m)

Wall mounted gas fire, coved ceiling. Dado rail and coved ceiling. Radiator, opening to

Dining Room 7' 10" x 9' 10" (2.39m x 2.99m)

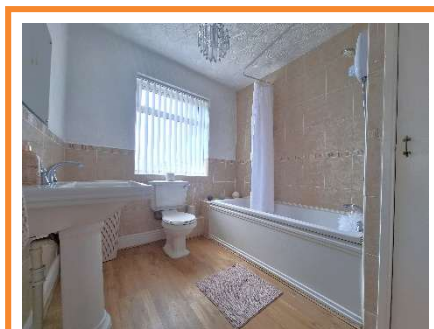
Laminate flooring, uPVC double glazed sliding door to rear garden. Coved ceiling. Dado rail.

First Floor Landing

uPVC double glazed window to side aspect. Picture rail, dado rail, coved ceiling. Doors to all upstairs rooms.

Bedroom 1 13' 6" x 12' 0" (4.11m x 3.65m)

uPVC double glazed Bay window to front aspect, coved ceiling, picture rail. Radiator.



Bedroom 2 11' 11" x 13' 4" (3.63m x 4.06m)

Radiator, coved ceiling, picture rail. uPVC double glazed window to rear aspect.

Bedroom 3 9' 1" x 7' 6" (2.77m x 2.28m)

uPVC double glazed window to rear aspect. Radiator, picture rail, coved ceiling.

Family Bathroom 9' 1" x 7' 4" (2.77m x 2.23m)

Comprising panelled bath with electric Mira shower over. Tiled walls. Wash hand basin. Heated towel rail. W.C. Vinyl floor covering. Obscure uPVC double glazed window to rear aspect. Airing cupboard housing lagged water tank with shelving.

Outside

The front of the property is laid to tarmac driveway with flower borders and fence. The rear garden is enclosed by panelled fence and stone walls. The main area is laid to lush lawn and trees. There is also the benefit of a large patio, with steps up the sliding door and rear door of the property, Cold water tap. Side path giving access to an area for storage and garage.

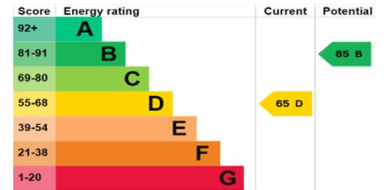
Garage 18' 6" x 7' 10" (5.63m x 2.39m)

With light and power. Up and over door. The Apex roof provides an area of storage. Door and glazed window to rear.

Tenure

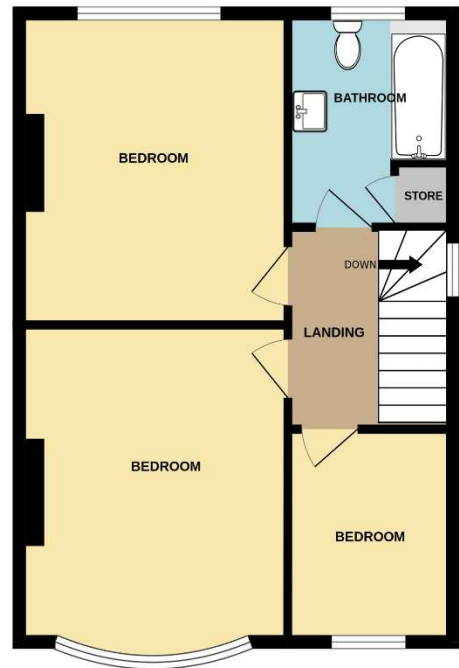
Freehold.

Council Tax - C.



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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