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Harris & Lee

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Milton

OIEO £245,000

- * 1930's Semi Detached
- * Well Presented Throughout
- * Three Bedrooms
- * 60ft Rear Garden
- * Open Plan Kitchen/Diner
- * Close To Shops & Bus Links



114 High Street, Worle, BS22 6HD

5 Milton Brow, Milton, Weston super Mare, BS22 8DB

Description

A Superb 1930's family home boasting a 60'ft rear garden perfect for entertaining in the summer months. The well presented property is situated on Milton Hillside and features three bedrooms, family bathroom, a bay fronted lounge and open plan 'L-shaped' Kitchen diner opening onto the rear garden. The gas centrally heated and double glazed accommodation would make an ideal first time buy and a viewing is highly recommended.

Accommodation

Entrance Hall

Obscure glazed composite entrance door. Laminate flooring. Radiator. uPVC double glazed window to side aspect. Staircase rising to first floor accommodation. Opening to

Kitchen/Diner 19' 7" x 10' 3" Max (5.96m x 3.12m)

Fitted with a range of wall mounted and base units with work surfaces and tiling to splashbacks. One and a half bowl stainless steel sink and drainer unit with central mixer tap over. Space and plumbing for washing machine. Electric oven and four ring gas hob with cooker hood over. uPVC double glazed window to rear aspect. Shelved recess for storage. uPVC double glazed French doors to rear garden. Wall mounted Ideal combination boiler.

Lounge 10' 6" x 12' 4" (3.20m x 3.76m)

Double radiator. uPVC double glazed bay window to front aspect.

First Floor Landing

Doors to all upstairs rooms. Obscure uPVC double glazed window to side aspect. Loft hatch giving access to part boarded attic space, with ladder.

Bedroom 1 12' 3" x 12' 3" (3.73m x 3.73m)

Radiator. uPVC double glazed Bay window to front aspect.

Bedroom 2 12' 3" x 10' 4" (3.73m x 3.15m)

uPVC double glazed window to rear aspect. Radiator.

Bedroom 3 7' 1" x 7' 0" (2.16m x 2.13m)

Double radiator. uPVC double glazed window to front aspect.

Bathroom 7' 0" x 5' 1" (2.13m x 1.55m)

Obscure uPVC double glazed window to rear aspect. Fully tiled walls. Heated towel rail. Vinyl floor covering. P-Shaped panelled bath with central mixer taps and shower attachment. Low level W.C. Pedestal wash hand basin. Extractor fan.

Outside

The rear garden is laid to an area of patio and lawn with raised decking. Cold water tap. Enclosed by panelled fencing. The front of the property is laid to lawn, enclosed by stone wall and gate with steps and pathway to front door. Side gate giving access to rear garden.

Tenure

Freehold



Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are in working order. A buyer is advised to obtain verification from the solicitor or surveyor. Please note that measurements are approximate only. Any internal photographs or floor plans are intended as a guide only. No responsibility is taken for any omission, error or mis-statement in the particulars.

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.

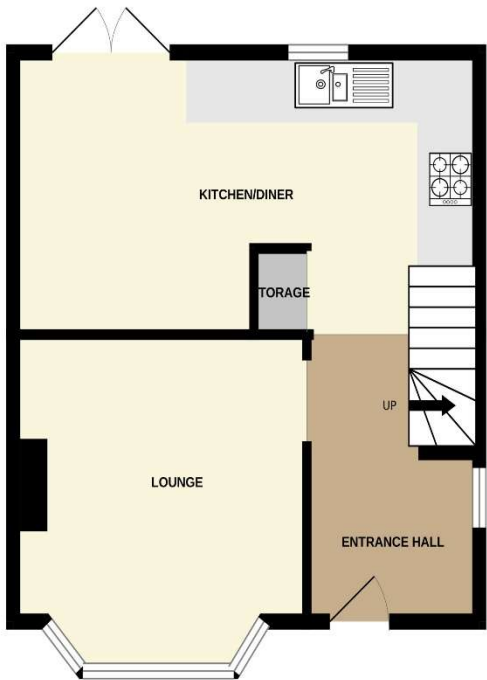
Mobile Signal- 5G. Visiting the Ofcom checker.

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

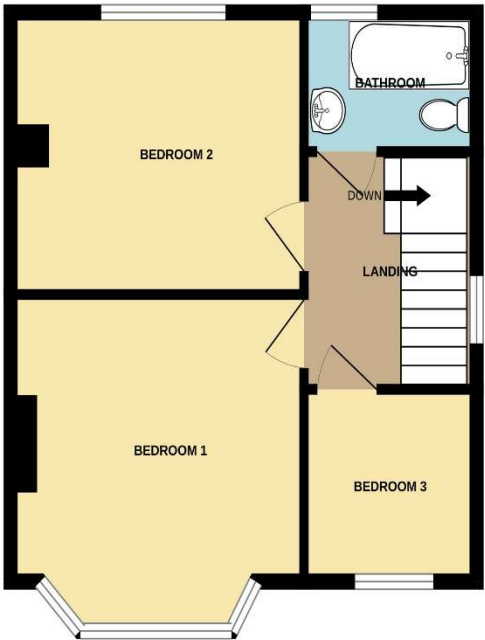
Council Tax - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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