

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*South Ward*

*O.I.R.O £350,000*

- \* *Substantial Victorian Garden Flat* \* *Gardens to Three Sides*
- \* *Detached Garage & Workshop* \* *Conservatory & Study*
- \* *Own Private Entrance* \* *Currently 3 Double Bedrooms*



*114 High Street, Worle, BS22 6HD*

## Description

An excellent opportunity to acquire this superb Victorian ground floor flat, offering over 1150 square foot of accommodation plus a detached garage and further detached workshop measuring 15' 3 x 15' 2" with additional utility space. Boasting gardens to three sides, the plot is as impressive as the property itself. If space is what you are looking for then look no further! The flexible living arrangement is currently laid out to incorporate three double bedrooms, the smallest measuring 13' 9" x 12' 2", and the primary bedroom benefits from an en-suite shower room. A cosy lounge opens on to the modern refitted kitchen, including breakfast bar with a study or home office and conservatory just off the kitchen. This property truly is the perfect solution for those looking for spacious one level living and as a result an internal viewing is strongly advised.

## Accommodation

### Entrance Hall 7' 8" x 7' 0" (2.34m x 2.13m)

The property is accessed via a hard wood entrance door opening into the entrance hall, with obscured uPVC double glazed window to side aspect. Corniced ceiling, feature tiled flooring and a part glazed timber door with side screens into.

### Hallway 16' 9" x 10' 10" Max (5.10m x 3.30m)

Corniced ceiling, picture rail, double radiator. Chandelier.

### Bedroom 2 14' 8" x 12' 6" (4.47m x 3.81m)

A light and spacious dual aspect room with uPVC double glazed windows to front and side aspect. Corniced ceilings and double radiator.

### Bedroom 1 17' 2" into bay x 13' 9" (5.23m x 4.19m)

uPVC double glazed bay window to front aspect over looking the front garden. Dado rail, corniced ceiling, double radiator and door to **En Suite Shower** Fitted with a white suit of Pedestal wash hand basin, low level WC and double shower enclosure with mains shower over and aqua panels. Extractor, corniced ceilings and vinyl floor covering.

### Bedroom 3 13' 9" x 12' 9" (4.19m x 3.88m)

uPVC double glazed window to side aspect. Double radiator. Corniced ceiling and exposed hardwood flooring.

## Bathroom

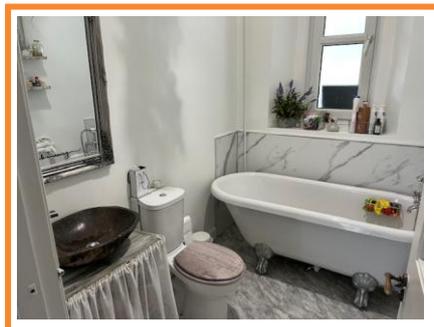
Fitted with a beautiful claw foot, roll top freestanding bath with central mixer tap and shower attachment over and aqua panel surround. Low level WC and feature wash hand basin with central mixer tap. Vinyl floor covering and uPVC double glazed window to rear aspect.

### Lounge 14' 5" x 12' 2" (4.39m x 3.71m)

Two uPVC double glazed windows to side aspect. Double radiator, opening to

## Kitchen

Fitted with a range of Shaker Style wall mounted and base units with work surfaces and tiling to splash backs, single bowl sink and drainer unit with central mixer tap. Built in Oven and Microwave Oven. Electric induction hob with cooker hood over, built in fridge freezer and space and plumbing for dishwasher. Breakfast Bar. Tiled floor, skylight, uPVC double glazed window to side aspect plus further uPVC glazed door opening to the conservatory. Door to



### Study/Office 8' 8" x 5' 5" (2.64m x 1.65m)

uPVC double glazed window to rear aspect. Double radiator.

### Conservatory 14' 1" x 8' 3" (4.29m x 2.51m)

A superb addition, this uPVC double glazed conservatory is fitted with a fully insulated roof with Velux window, and French door opening onto the rear garden.

### Workshop

A detached workshop and utility area, offering potential conversion for a variety of uses (subject to necessary consents) the utility area measures 15'2 x 4' 1 and is access via a part glazed uPVC entrance door, with space and plumbing for washing machine, uPVC double glazed window to side aspect and further door to the workshop measuring and impressive 15' 3" x 15' 2" with a uPVC double glazed window to side aspect light and power.

### Garage

A detached garage with electric roller door. Light & power.

### Outside

Sitting on a substantial plot that is rare for a flat, the property is accessed via pedestrian gate with foot path leading to your own private entrance. A secluded front garden is predominantly laid to lawn with an area of patio. The side and rear gardens are laid to a mix of lawn and patio area and provides access to the detached workshop and garage.

### Other Material Information

#### Tenure – Leasehold

- We have been advised there are 993 years left on the lease.
- No Ground Rent
- Maintenance cost split with First Floor Flat

#### Tax Band – B

#### Gas - Mains

#### Electric - Mains

#### Water - Mains

**Broadband** - Openreach advises there is full fibre broadband available to order now with download speeds up to 1600mbps.

Virgin Media is available at this address.

**Flooding** - .GOV.UK indicates there a low risk of flooding from surface water, and a very low risk from rivers or sea.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND 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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