

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*North Worle*

*O.I.E.O £210,000*

- \* *Deceptive Terraced Home*
- \* *Tucked Away Position*
- \* *Impressive Rear Garden*
- \* *Two Bedrooms*
- \* *Allocated Parking Space*
- \* *Popular North Worle Area*



*114 High Street, Worle, BS22 6HD*

### Description

An Impressive two-bedroom mid terrace home located in the sought after North Worle area. Tucked away in courtyard setting with allocated parking to the front. Deceptive on approach, many will be surprised on entering the property due to the accommodation offer and the size of the garden at the rear. The accommodation comprising briefly of, Lounge and Kitchen diner, on the first floor there are two bedrooms and a bathroom. An internal viewing is a must.

### Accommodation

#### Entrance Hall 4' 1" x 3' 5" (1.24m x 1.04m)

Enter via a part glazed UPVC entrance door, into the entrance hall providing access to all ground floor rooms. Vinyl floor covering and door to under stairs storage cupboard.

#### Lounge 12' 6" x 11' 8" (3.81m x 3.55m)

Two uPVC double glazed windows to rear aspect. Radiator, electric fireplace, TV & Telephone point. Stairs to first floor accommodation

#### Kitchen/Diner 11' 8" x 8' 9" (3.55m x 2.66m)

A dual aspect room fitted with a range of wall mounted a base units with work surfaces and tiling to splashbacks, built in electric hob with cooker hood over and built in electric oven under. uPVC double glazed windows to front and rear aspect with part glazed door to rear garden. Single bowl stainless steel sink and drainer unit with central mixer taps with tiling to splash backs. Space for Washing Machine and further space for under counter fridge and freezer. Radiator. Vinyl floor covering

### First Floor Landing

Doors to all first-floor rooms, including Airing cupboard with Vaillant Combi Boiler providing central heating and domestic hot water.

#### Bedroom 1 11' 8" x 8' 9" (3.55m x 2.66m)

Dual aspect room with uPVC double glazed window to front and rear aspect. Radiator. Storage cupboard utilising the space above the stairs.

#### Bedroom 2 11' 7" x 6' 9" (3.53m x 2.06m)

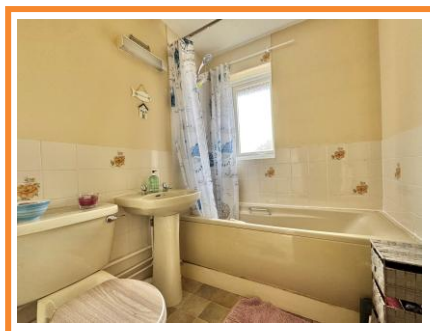
Radiator, uPVC double glazed window to rear aspect. Loft hatch providing access to the partly boarded loft space.

### Bathroom

Fitted with a coloured suite comprising of panelled bath with central mixer taps and shower attachment over. Half tiled walls, pedestal wash hand basin with light and shaver point over. Low level WC. Heated towel rail, vinyl floor covering. Obscured uPVC double glazed window to rear aspect.

### Outside

The property is approached via a courtyard providing allocated parking and a pathway leading to the front door. At the rear of the property many will be surprised by the size of the rear garden given the tucked away approach of the property. Designed to be maintenance free and laid entirely to patio, the garden is enclosed by panelled fencing with gated rear access with additional space to the side of the property. There is also a coldwater tap.



## Other Material Information

Tenure - Freehold

EPC Rating - D

C. Tax Band - B

Gas - Mains

Electric - Mains

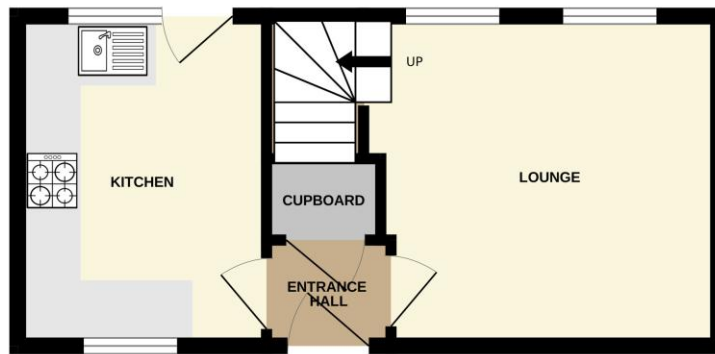
Water - Mains

Broadband - Openreach indicates that full fibre broadband is available to order now with download speeds up to 1600mbps. Virgin Media is also available at this address.

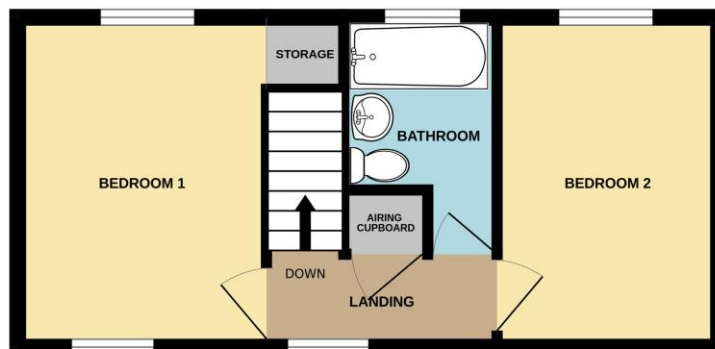
Flood Risk - on the .GOV.UK Website it is advised there is a very low risk of flooding from surface water, rivers or sea. Flooding from ground water or reservoir is also unlikely.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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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