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Estate Agents

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# Harris & Lee

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**Worlebury**

**£310,000**

- \* Older Style Terrace Home
- \* 4 Bedrooms
- \* 29' Lounge/Dining Room
- \* Parking to Front
- \* Enclosed Rear Garden
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 2 Furze Close, Worlebury, Weston-s-Mare, BS22 9SH

### Description

Extremely rare opportunity to acquire an older style 4 bedroom mid terrace home tucked away from the road in the favoured area of Worlebury, in close proximity to an 18 hole golf course and woodland walks. The double glazed and gas centrally heated accommodation would benefit from some updating, however, the main reception room measures an impressive 29', characterful 12' square kitchen/breakfast room and 4 'good size' bedrooms. The smallest bedroom measuring 8'8" x 8'5" minimum plus recess. A forecourt to the front provides ample off road parking and the rear garden is enclosed. Offered with 'no onward chain'.

### Accommodation

#### Entrance Porch

Leaded windows to front and side, tiled floor. Door to

**Lounge/Dining Room** 29' 4" x 12' 0" (8.93m x 3.65m) maximum including open tread stairs to first floor. An impressive reception room spanning the entire width of the property. Feature stone fireplace with slab hearth. Ceiling beams. 2 radiators. 2 leaded double glazed windows to front aspect. Door through to

**Kitchen/Breakfast Room** 12' 2" x 12' 0" (3.71m x 3.65m) minimum plus useful utility recess with space for washing machine, gas fired boiler. Fitted wall and base units with roll edge work surfaces, 1 and 1/2 bowl sink unit with mixer tap and tiling to splash backs. Space for cooker, fridge and dishwasher. Space for table and chairs. Feature wide archway. Double glazed window to rear aspect plus door to rear garden.

#### First Floor Landing

Split level landing with access to remaining rooms.

**Bedroom 1** 16' 1" x 9' 2" (4.90m x 2.79m) A lovely size main bedroom plus built-in cupboard over stairs. Radiator, leaded double glazed window to front aspect.

**Bedroom 2** 13' 0" x 12' 2" (3.96m x 3.71m) maximum, slight L-shaped room. Access to loft space. Radiator, leaded double glazed window to front aspect.

**Bedroom 3** 13' 1" x 8' 5" (3.98m x 2.56m) Radiator, leaded double glazed window to rear aspect.



**Bedroom 4** 8' 8" x 8' 5" (2.64m x 2.56m) plus door recess. Radiator, leaded double glazed window to rear aspect.

**Shower Room** 7' 10" x 5' 7" (2.39m x 1.70m) Corner shower cubicle with mains shower, pedestal wash hand basin and low level WC. Radiator, extractor fan. Obscure double glazed window.

#### Outside

Generous forecourt to front providing plenty of off road parking opportunity. The rear garden is enclosed, laid to concrete patio, plus grass, raised planter and outside tap. Greenhouse.



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.

## Tenure

Freehold, council tax band is 'B'.

The energy rating for this property is 'tbc'

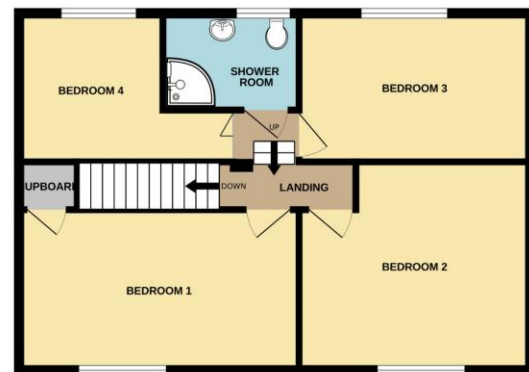
## Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and a low risk from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach.

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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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