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# Harris & Lee

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**Locking Parklands**

**£269,950**

- \* End of Terrace House
- \* 2 Double Bedrooms
- \* 15'10" x 15' Living Room
- \* Downstairs Cloakroom
- \* 2 Parking Spaces
- \* Enclosed Rear Garden



114 High Street, Worle, BS22 6HD

# 10 Manser Road, Locking Parklands, BS24 7LY

## Description

Well presented St Modwen Home situated on the fringes of this favoured 'Parkland' setting within reach of acres of green space locally. An energy efficient 'B' rated house with freehold owned solar panels and 2 allocated parking spaces to the front of the property. The gas centrally heated and double glazed accommodation features 2 'double' bedrooms both measuring over 15' in length, a design where the stairs and hallway are separate from the 15'10" x 15'1" living room. Many will appreciate the inclusion of a downstairs cloakroom and enclosed rear garden which enjoys a good degree of privacy. **NB. the seller has found a property that they wish to purchase.**

## Accommodation

### Entrance

Double glazed front entrance door with adjacent glazed side panel.

### Entrance Hall

Stairs to first floor, radiator, smooth ceiling finish.

### Downstairs Cloakroom

Pedestal wash hand basin and WC. Radiator, smooth ceiling finish. Obscure double glazed window to front aspect.

**Kitchen** 10' 2" x 7' 3" (3.10m x 2.21m) White gloss wall and base units with complementing work surfaces, 1 and 1/2 bowl sink unit with mixer tap over and upstand splash backs. Integrated washing machine, dishwasher, oven, 4 ring gas hob with cooker hood over. Metro style tiling to one wall. Radiator, smooth ceiling finish. Double glazed window to front aspect.

**Living Room** 15' 10" x 15' 1" (4.82m x 4.59m) including built-in cupboard. Radiators, smooth ceiling finish. Double glazed window to rear aspect. Double glazed double doors to the rear garden.

### First Floor Landing

Smooth ceiling finish with access to loft space.

**Bedroom 1** 15' 1" x 10' 0" (4.59m x 3.05m) including built-in double wardrobe and cupboard over stairs. Two 3/4 height double glazed windows to front aspect. Radiator, smooth ceiling finish.

**Bedroom 2** 15' 2" x 9' 0" (4.62m x 2.74m)

Radiator, smooth ceiling finish. Double glazed windows to rear aspect.

**Bathroom** 7' 0" x 6' 9" (2.13m x 2.06m)

maximum. White suite panelled bath with mixer shower and side screen, pedestal wash hand basin and low level WC. Partly tiled walls, heated towel rail, extractor fan.

### Outside

2 allocated parking spaces to the front of the property. Enclosed rear garden with 2 patios connected by a pathway, plus area of grass. Garden shed, outside tap. Gated rear access.



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'. There is a service charge for the upkeep of local area and green space, circa £200 to £250 per annum paid to 'Priem' quarterly.

### Other Material Information

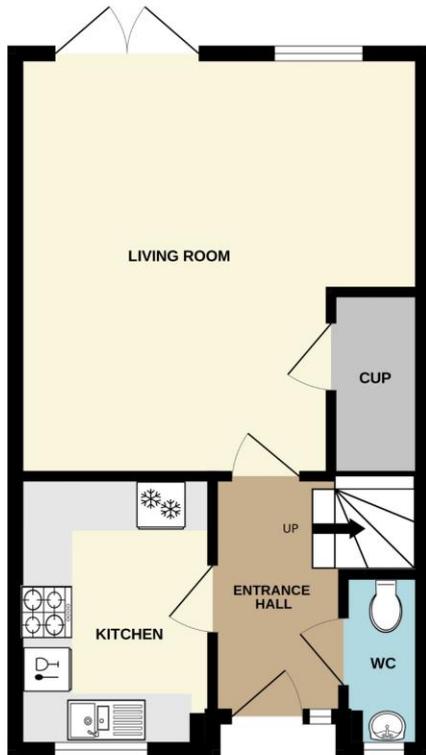
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

Energy rating is 'B'.

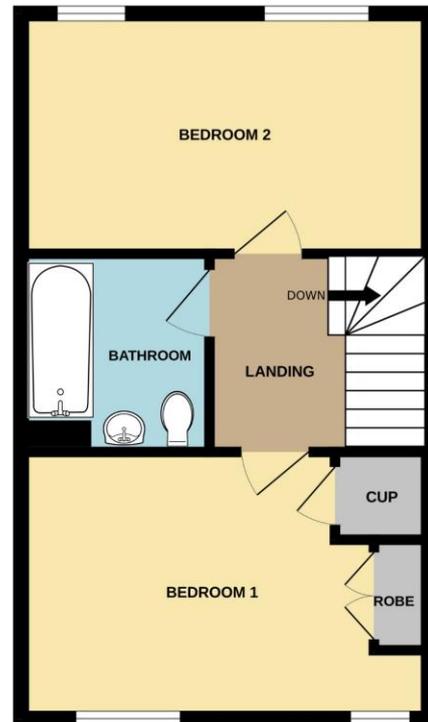
### Current Outlook to Front



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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