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# Harris & Lee

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*Milton*

*£289,950*

- \* *Extended 3 Bed Semi*
- \* *Westerly Rear Garden*
- \* *L-shaped Kitchen/Breakfast*
- \* *24' Lounge/Dining Room*
- \* *23' x 10' Garage*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

## 35 Chesham Road South, Weston-s-Mare, BS22 8LH

### Description

NO ONWARD CHAIN with this older style 3 bed semi occupying a level 'no through road' position in close proximity to local shops and amenities in Milton. The good size westerly facing enclosed rear garden incorporates a much larger than usual garage measuring 23' x 10' and many will appreciate the benefits of a rear extension which now provides a wrap around L-shaped kitchen/breakfast room, maximum dimensions 17' x 16'. 2 original receptions have been knocked through to a 24' lounge/dining room and that all important downstairs WC is present here. Excellent value all round package for this price category hence early viewing is highly recommended.

### Accommodation

#### Entrance

Dual aspect double glazed front entrance porch with tiled floor and multi pane glazed door through to

**Entrance Hall** 14' 5" x 5' 8" (4.39m x 1.73m) including stairs to first floor. Laminate flooring, dado rail, coved ceiling. Radiator.

#### Downstairs WC

Situated beneath the stairs with WC and corner wash hand basin. Double glazed window to side.

**Lounge/Dining Room** 24' 3" x 11' 0" (7.39m x 3.35m) reducing to 10'. Feature fireplace with marble style hearth and inset, wooden surround and mantle over, housing an electric fire. Laminate flooring, picture rail, coved ceiling. 3 wall light points. Feature arched display alcove. Double glazed bay window to front aspect.

**Kitchen/Breakfast Room** 17' 4" x 16' 0" (5.28m x 4.87m) reducing to 6'6". An L-shaped room with kitchen and breakfast/dining facility. Extensive range of fitted wall and base units including glass display units. Work surfaces with inset 1 and 1/2 bowl sink unit, mixer tap and tiling to splash backs. Integrated dishwasher and fridge/freezer. Double oven plus 5 ring gas hob with cooker hood over. Space for washing machine. Tiled floor. Radiator. Dual aspect double glazed windows to side and rear, plus door to rear garden.

#### First Floor Landing

Dado rail, coved ceiling, access to loft space. Double glazed window to side aspect.

#### Bedroom 1

**Bedroom 1** 11' 2" x 10' 1" (3.40m x 3.07m) Laminate flooring. Smooth ceiling finish with inset spotlights and coving. Radiator. Double glazed window to front aspect.

**Bedroom 2** 10' 8" x 8' 0" (3.25m x 2.44m) up to fitted wardrobes along one wall, housing the gas fired boiler. Laminate flooring. Smooth ceiling finish with inset spotlights and coving. Radiator. Double glazed window to rear aspect.

**Bedroom 3** 6' 6" x 6' 6" (1.98m x 1.98m) including built-in wardrobe. Laminate flooring. Smooth ceiling finish with inset spotlights and coving. Radiator. Double glazed window to front aspect.

#### Bathroom

**Bathroom** 6' 4" x 5' 10" (1.93m x 1.78m) Tiling to floor and walls, comprising bath, pedestal wash hand basin and WC. Heated towel rail. Smooth ceiling finish with inset spotlights and coving. Obscure double glazed window.



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.

## Outside

Small enclosed front garden with established shrubs and conifer. An adjacent shared driveway leads to a larger than usual garage with up and over door. The garage measures 23' x 10' approximately and benefits from power and lighting, dual aspect double glazed windows, plus side personal door to the rear garden. The rear garden is enclosed and enjoys a westerly facing aspect, consisting of patio seating areas, complemented with lawn, pathway and established shrub borders. Outside tap. Gated side access.



## Aerial Shot



## Plot



## Tenure

Freehold, council tax band is 'B'.

The energy rating for this property is 'D'.

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

