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# Harris & Lee

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**West Wick**

**OIEO £270,000**

- \* 3 Bedroom Terrace House
- \* 26' Lounge/Diner
- \* South Westerly Rear Garden
- \* Utility/Former DS WC
- \* 19' x 9' Garage plus Parking
- \* En-suite Shower



**114 High Street, Worle, BS22 6HD**

### Description

3 bedroom terrace house situated on the easterly fringes of popular West Wick, close to park/green space and ideal for commuters being in close proximity to junction 21 of the M5. The double glazed and gas centrally heated accommodation has been modified to enhance the kitchen and dining experience and both the kitchen and bathroom have both been re-styled. Bedroom 1 benefits from an en-suite shower room and the downstairs cloakroom has been adapted into a useful utility room, naturally this could be changed back if preferred. Many will appreciate the benefits of a south westerly rear garden and this has gated rear access to a pathway leading into the back of a larger than average garage. First opportunity to buy since 2008. NB. the sellers have found a property they wish to purchase.

### Entrance

Double glazed front entrance door with canopy shelter over and outside light.

### Entrance Hall

Stairs to first floor, radiator. Doors to lounge and to

### Utility

Originally the downstairs cloakroom but currently used as a utility area, can be converted back if preferred. Work surface with space beneath for washing machine and tumble dryer. Radiator, obscure double glazed window.

**Lounge/Diner** 26' 5" x 12' 9" (8.05m x 3.88m) reducing to 9'5". A dual aspect reception room with double glazed window to front aspect plus patio doors to the rear garden. Smooth ceiling finish. Feature vertical radiator. Radiator. Under stairs storage cupboard. Open plan access through to the kitchen/breakfast area.

**Kitchen/Breakfast** 9' 8" x 7' 8" (2.94m x 2.34m) minimum. Smooth ceiling finish with inset spot lights. Re-styled with base units in grey and contrasting wall units in white. Work surface plus useful breakfast bar. 1 and 1/2 bowl sink unit with telescopic mixer tap over. Metro style tiling to splash backs. Integrated dishwasher. Space for Range style cooker and American style fridge/freezer. Double glazed window to rear aspect.

### First Floor Landing

2 built-in cupboards. Access to loft space.

**Bedroom 1** 11' 6" x 9' 0" (3.50m x 2.74m) plus recess housing a fitted mirrored wardrobe. Smooth ceiling finish, radiator. Double glazed window to front aspect. Door to

### En-suite

Shower cubicle with mains shower, pedestal wash hand basin and low level WC. Smooth ceiling finish, radiator.

**Bedroom 2** 9' 6" x 9' 6" (2.89m x 2.89m) Smooth ceiling finish, radiator. Double glazed window to rear aspect.

**Bedroom 3** 8' 0" x 7' 1" (2.44m x 2.16m) Smooth ceiling finish, radiator. Double glazed window to front aspect.

**Bathroom** 6' 5" x 6' 0" (1.95m x 1.83m) Re-styled with shower bath, mains shower and handheld fittings, feature stone wash hand basin and WC. Heated towel rail. Smooth ceiling finish with extractor. Obscure double glazed window.





## Outside

A larger than average garage is conveniently position in close proximity to the side of the house, the garage measures 19' x 9' approximately and benefits from an up and over, plus personal rear door which opens to an independent pathway providing private rear access into the rear garden for this home. The rear garden enjoys a south westerly facing aspect and is laid to patio and grass with feature pathway and shrub borders. Part of the garden has been screened off with picket style fencing, currently housing a summer house, but of course this could be removed. Outside tap.



The energy rating for this property is 'C'.

## Green Space Nearby



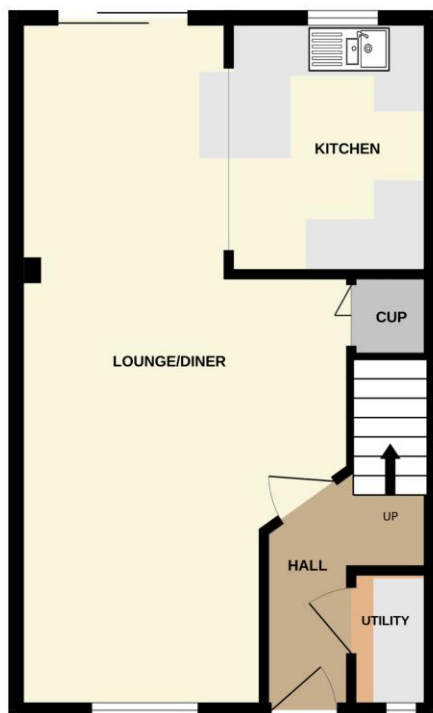
## Tenure

Freehold, council tax band is 'C'.

## 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 from surface water. Flooding unlikely from groundwater or reservoir. Fibre to cabinet broadband available with a download speed of up to 76mbps, source: Openreach. Virgin Media websites confirms that their service is available at this address with download speeds of up to 1 gig.

GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

