

Harris & Lee
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Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



Locking Road £295,000

- * Beautifully Presented Throughout *
- * 20ft Garage To the Rear
- * 3 Good Size Bedrooms
- * Modern Kitchen & Bathroom
- * Semi Detached Home
- * Set Back From Main Road



114 High Street, Worle, BS22 6HD

Description

A beautifully presented 1970's, three-bedroom semi-detached home. Owned for just 3 years and modernised throughout. The property boasts a stylish new kitchen and modern bathroom offering a comfortable and move-in ready home, further benefitting from enclosed front and rear gardens along with a larger than average garage, measuring 20ft x 9ft 4". The three bedrooms are all generously sized, with built in wardrobes to bedroom one and two. Situated on the level and close to greenspace, Milton and Worle Highstreet, local amenities and commuter links.

Accommodation

Entrance

Covered Porch.

Entrance Hall

Obscure uPVC double glazed entrance door and side panel. uPVC double glazed window to front aspect. Laminate flooring. Radiator. Staircase rising to first floor accommodation. Smooth ceiling finish.

Lounge 13' 4" x 10' 2" (4.06m x 3.10m)

uPVC double glazed window to front aspect. Smooth ceiling finish, Laminate flooring, radiator.

Dining Room 9' 11" x 10' 10" (3.02m x 3.30m)

uPVC double glazed patio door to rear garden. Radiator, smooth ceiling finish, Laminate flooring.

Kitchen 8' 4" x 10' 10" (2.54m x 3.30m)

Obscure uPVC double glazed entrance door and side panel. uPVC double glazed window to front aspect. Laminate flooring. Radiator. Staircase rising to first floor accommodation. Smooth ceiling finish. Fitted with a range of wall mounted and base units with matching upstands and worksurfaces over. Single bowl stainless steel sink and drainer unit with central mixer tap. Built in electric oven and 4 ring electric hob, with cooker hood over. Laminate floor. Space for upright Fridge/Freezer. Integrated washing machine and integrated slimline dishwasher. Cupboard housing Worcester combination boiler for domestic hot water and gas central heating. uPVC double glazed door to rear garden. uPVC double glazed window to rear aspect. Storage cupboard with shelving and consumer unit. Smooth ceiling finish

First Floor Landing

uPVC double glazed window to side aspect. Doors to all upstairs rooms. Loft hatch. Storage cupboard with shelving.

Bedroom 1 11' 10" x 11' 5" (3.60m x 3.48m)

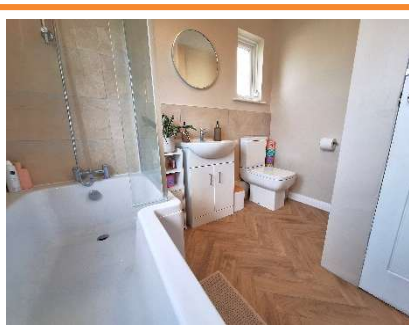
Built in wardrobe, uPVC double glazed window to front aspect, smooth ceiling finish. Radiator.

Bedroom 2 11' 6" x 10' 5" (3.50m x 3.17m)

uPVC double glazed window to rear aspect, smooth ceiling finish, built in wardrobe. Radiator.

Bedroom 3 6' 10" x 8' 5" including stairhead (2.08m x 2.56m)

uPVC double glazed window to front aspect. Smooth ceiling finish. Radiator.



Bathroom 6' 6" x 8' 5" (1.98m x 2.56m)

An L-shaped room comprising white suite of p shaped bath with mains shower over and tiled surround. Low level W.C. Vanity wash hand basin with central mixer tap and storage under. Vinyl floor covering, ladder style radiator. Smooth ceiling finish. Dual aspect obscure uPVC double glazed windows to rear and side aspect.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

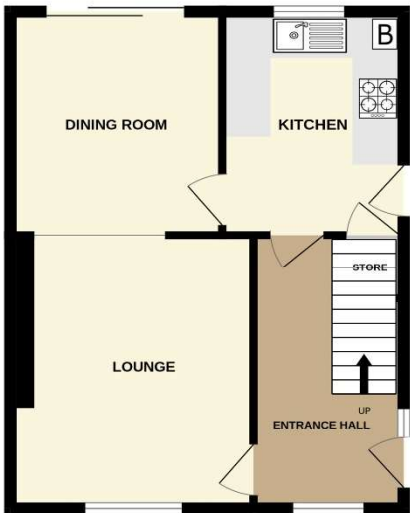
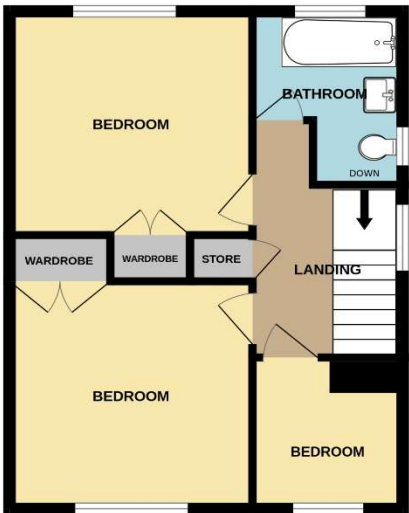
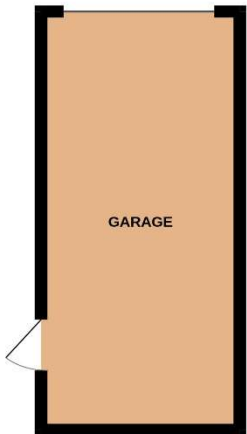
Outside

The front of the property is enclosed by stone walls with entrance gate. Mainly laid to lawn with mature hedgerow and shrubs. Pathway leading to entrance and side gate giving access to the rear garden. Which is mainly laid to lawn with an area of planted boarder and pathway to rear parking. Cold water tap. The garage measures 20ft x 9ft 4, with up and over door and uPVC double glazed side entrance door.

Tenure

Freehold
Council tax - C

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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