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North Worle

£340,000

- * Extended Detached House
- * 4 Double Bedrooms
- * Westerly Facing Rear Garden
- * 16' x 15' Kitchen/B'Fast
- * 17'5" x 8'8" Garage
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

Description

NO ONWARD CHAIN with this extended 4 bedroom detached house, tucked away in this favoured 'no through road' in North Worle, therefore close to a wide range of local amenities. The current occupier has enjoyed this home since new in the 1980's and although it would benefit from updating now many will appreciate a westerly facing rear garden, larger than average garage with integral access and rooms of excellent proportions. The maximum dimensions of the kitchen/breakfast room are 16' x 15'3" and all 4 bedrooms can facilitate a double bed, the smallest bedroom measuring an impressive 11'4" x 8'7". A downstairs cloakroom and en-suite shower room are present here too! A lot of home for 340k, priced to reflect its condition and to encourage early interest.

Accommodation

Entrance

Front entrance door to

Entrance Hall

Stairs to first floor. Radiator, coved ceiling.

Downstairs WC

Wash hand basin and WC. Radiator, obscure double glazed window.

Lounge 15' 2" x 11' 6" (4.62m x 3.50m)

Coal effect gas fired with hearth and surround. Coved ceiling, radiator. Double glazed window to front aspect. Square opening to

Dining Room 11' 0" x 8' 3" (3.35m x 2.51m)

Coved ceiling, radiator. Double glazed patio doors to rear garden.

Kitchen/Breakfast Room 16' 0" x 15' 3" (4.87m x 4.64m) reducing to 8'. Plus built-in under stairs cupboard. Door providing integral access to garage. Wall and base units, roll edge work surfaces and breakfast bar. Sink unit with mixer tap and tiling to splash backs. Space for cooker and dishwasher plus under counter fridge. 2 radiators. Double glazed window to rear aspect. Door to rear garden.

First Floor Landing

Drop down access to loft space. Built-in airing cupboard housing the hot water tank. Dado rail. Coved ceiling.

Bedroom 1 15' 6" x 13' 5" (4.72m x 4.09m)

plus mirrored wardrobe to one wall. Radiator, dual aspect double glazed windows.

En-suite 8' 6" x 6' 0" (2.59m x 1.83m)

Shower enclosure, pedestal wash hand basin and WC. Radiator, obscure double glazed window.

Bedroom 2 14' 2" x 8' 3" (4.31m x 2.51m)

including wardrobes and overhead cupboards. Radiator. Double glazed window to front aspect.

Bedroom 3 12' 2" x 8' 2" (3.71m x 2.49m)

Radiator. Double glazed window to rear aspect.

Bedroom 4 11' 4" x 8' 7" (3.45m x 2.61m)

Radiator. Double glazed window to rear aspect.

Bathroom 6' 5" x 5' 10" (1.95m x 1.78m)

plus door recess. Bath, pedestal wash hand basin and WC. Radiator. Obscure double glazed window.



Outside

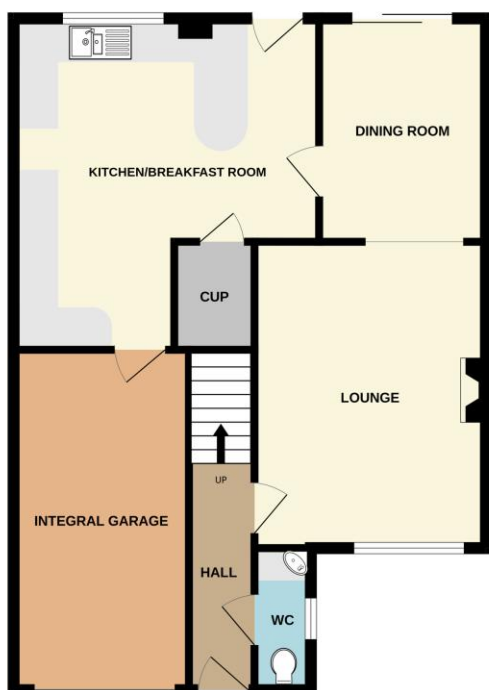
Open plan front garden laid to grass with adjacent driveway parking for 1 car. An up and over door opens into the garage which measures 17'5" x 8'8". The rear garden is enclosed and enjoys a westerly facing aspect, laid to patio and grass.

Tenure

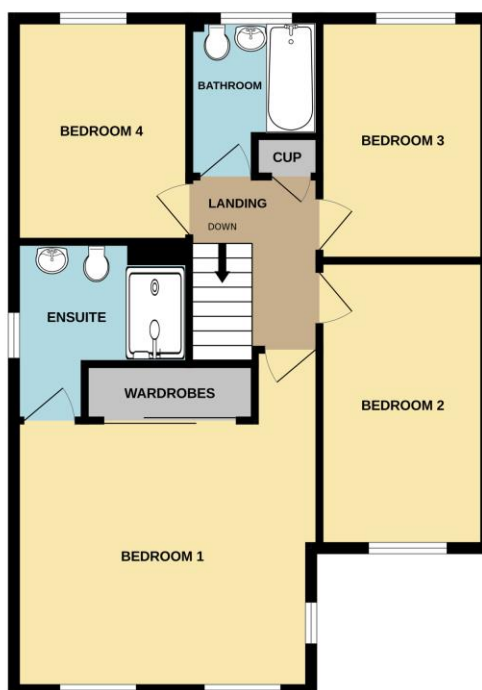
Freehold, council tax band is 'C'.

The energy rating for this property is 'C'.

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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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