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Elborough Village

OIRO £280,000

- * 3 Bed End of Terrace
- * South Facing Rear Garden
- * Garage & Parking
- * Extra Parking to Rear
- * Downstairs Cloakroom
- * Wood Burning Stove



114 High Street, Worle, BS22 6HD

18 Elborough Gardens, Elborough, Weston-s-Mare, BS24 8PL

Description

Beautifully presented 3 bedroom end of terrace house located on the fringe of the estate in this popular village, featuring a well stocked established south facing rear garden, downstairs cloakroom, plus a wood burning stove in the 15'9" separate living room. Normally approached from the rear where a garage with parking in front are present, however, this particular property is blessed with an 'extra' section of land, laid to stone chippings immediately behind the rear garden, providing additional and even more practical off road parking opportunity. Many will appreciate a layout where the hall and stairs are separate from the main accommodation and there is independent access to both the living room and kitchen/breakfast room. Being an end plot the front and rear gardens are larger enhancing this super all round package, hence early viewing is advised. **Tenure** - Freehold, council tax band is 'C'.

Accommodation

Entrance

Double glazed side entrance door to entrance hall, stairs to first floor with built-in cupboard under. Laminate flooring, smooth ceiling finish with coving, radiator.

Downstairs Cloakroom

WC and wash hand basin with cupboard beneath. Smooth ceiling finish with coving, radiator. Extractor fan. Laminate flooring.

Living Room 15' 9" x 10' 3" (4.80m x 3.12m)

A southerly facing reception with double doors leading out to the rear garden. Feature wood burning stove with hearth. Laminate flooring, smooth ceiling finish with coving, radiators. Double glazed window to rear aspect.

Kitchen/Breakfast Room 10' 4" x 9' 3" (3.15m x 2.82m)

Shaker style wall and base units with work surfaces and inset sink unit, mixer tap over and tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Space for washing machine, dishwasher and upright fridge/freezer. Tiled floor. Smooth ceiling finish with coving, radiator. Double glazed window to front aspect.

First Floor Landing

Smooth ceiling finish with coving and access to loft space, radiator. Built-in cupboard housing the hot water tank. Double glazed window to side aspect.

Bedroom 1 10' 10" x 9' 3" (3.30m x 2.82m) plus wardrobe to one wall. Smooth ceiling finish with coving, radiator. Double glazed window to front aspect.

Bedroom 2 10' 4" x 8' 3" (3.15m x 2.51m) plus wardrobe to one wall. Smooth ceiling finish with coving, radiator. Double glazed window to rear aspect.

Bedroom 3 7' 7" x 7' 5" (2.31m x 2.26m)

Smooth ceiling finish with coving, radiator. Double glazed window to rear aspect.

Shower Room 6' 5" x 6' 0" (1.95m x 1.83m) Re-styled with corner shower enclosure, deluge shower and hand held fittings. WC and vanity unit/wash hand basin with cupboard below. Extractor fan. 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

Open plan low maintenance front garden, continuing to the side, incorporating mature shrubs and trees. Gated side access to a side patio garden with timber shed, leading through to the main rear garden, which is enclosed and enjoys a southerly facing aspect. Principally the rear garden is set on 2 levels, laid to patio, complemented with an array colour courtesy of mature shrubs and flowers. Plum slate, raised planters and outside tap. Further gated rear access to an area laid to stone chippings, currently used as 'extra' parking facility, in addition to a garage in a nearby block with parking in front of it.



Extra Parking



Current Setting

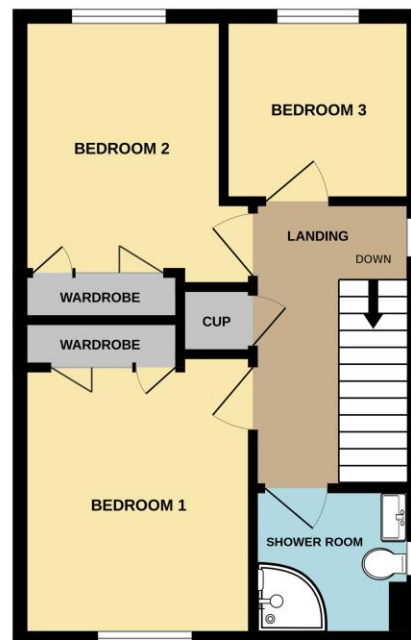


The energy rating for this property is 'C'

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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