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Harris & Lee

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Worle

OIEO £250,000

- * 3 Bedrooms
- * Enclosed Rear Garden
- * Terraced Home
- * Garage & Parking
- * 18ft Kitchen/Diner
- * Useful Loft Conversion



114 High Street, Worle, BS22 6HD

Description

Situated in Worle, this 3-bedroom mid terrace property must be viewed. Offering ample space for convenient living. Including two double bedrooms and one single, a family bathroom, 18ft kitchen/diner and cosy living room. The property also has a useful loft room, measuring 12ft x 12ft with the addition of eaves storage. The property also benefits from an enclosed rear garden with garage and parking in a block to the rear. Positioned on a level location and close to local amenities, shops, bus routes, commuter links and schools. Worle Highstreet is a short walk away and Worle train station is situated close by. Call to view!

Accommodation

Entrance Hallway

Composite front entrance door with obscure uPVC double glazed side panel. Luxury vinyl tile flooring. staircase rising to first floor accommodation. Under stairs storage. Smooth ceiling finish.

Lounge 13' 7" x 12' 0" (4.14m x 3.65m)

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

Kitchen/Diner 18' 3" x 9' 0" (5.56m x 2.74m)

Fitted with a range of wall mounted and base units with worksurfaces over and tiled to splashback. One and a half bowl stainless steel sink and drainer unit with central mixer tap. Space for range style cooker. space for American style fridge/freezer. Space and plumbing for washing machine, space and plumbing for dishwasher or tumble drier. Luxury vinyl tile flooring. uPVC double glazed window to rear aspect. uPVC double glazed French doors to rear garden. Double radiator.

First Floor Landing

Staircase rising to second floor accommodation. Doors to all first floor rooms, Smooth ceiling finish. Storage cupboard.

Bedroom 1 10' 3" x 13' 1" (3.12m x 3.98m)

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

Bedroom 2 10' 1" x 11' 10" (3.07m x 3.60m)

uPVC double glazed window to rear aspect. Built in corner wardrobe. Double radiator.

Bedroom 3 6' 1" x 7' 10" (1.85m x 2.39m)

Laminate flooring. Double radiator. uPVC double glazed window to front aspect.

Bathroom 7' 11" x 5' 8" (2.41m x 1.73m)

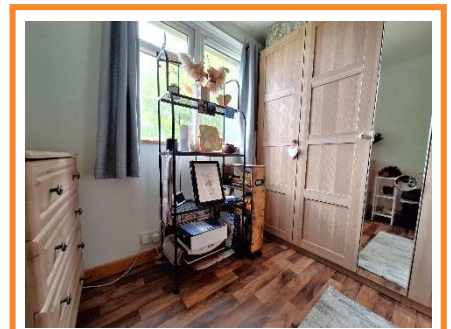
Comprising white suite of panelled bath with mains, rainfall style shower over with handheld attachment. Fully tiled walls. Shower screen. Low level W.C. Pedestal wash hand basin. Double radiator. Smooth ceiling finish. Obscure uPVC double glazed window to rear aspect.

Second Floor Landing

Storage space. Door to

Loft Room 12' 0" x 12' 0" (3.65m x 3.65m)

Velux Window. Eaves storage. Double radiator, laminate flooring.



Outside

The rear garden is enclosed by panelled fence with rear gate, giving access to the garage and parking. The garage has an up and over door and is the second one on the left. The garden is mainly laid to stone chippings, with an area of decking. Cold water tap. The front garden is laid to lawn with a pathway leading to the front door.

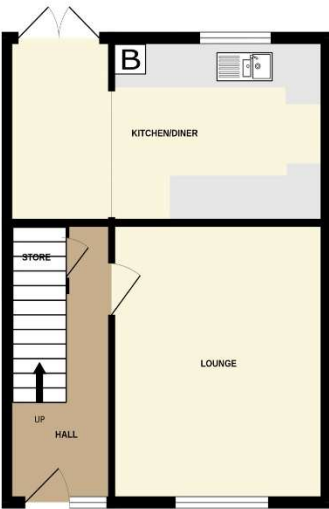
Tenure

Freehold.

Council Tax - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

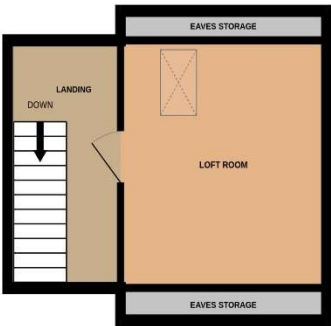
GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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