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Elborough Village

£280,000

- * Mid Terrace House
- * 3 Good Size Bedrooms
- * Southerly Rear Garden
- * 11' x 9' Conservatory
- * Cloakroom & En-suite
- * Garage & Parking



114 High Street, Worle, BS22 6HD

14 Elborough Gardens, Elborough, BS24 8PL

Description

The smallest bedroom measures an impressive 10'6" x 8'3" in this well proportioned 3 bedroom house, situated on the edge of the popular village of Elborough, at present enjoying lovely views across fields to the front aspect. An enclosed southerly facing rear garden has gated access to garage & parking close by, plus a double glazed conservatory complements a dual aspect 19' living room. Many will appreciate the benefits of a downstairs cloakroom and en-suite shower room to bedroom 1 and of course gas central heating and double glazing are both present here. A good size separate hall and stairs provide independent access to the lounge and 12'7" x 12'2" kitchen/breakfast room. At first glance this may seem like a mid terrace property, however, the house only connects to two properties on the first floor. Similar properties have sold swiftly nearby hence early viewing is advised.

Accommodation

Entrance

Front entrance door opening into

Entrance Hall

Stairs to first floor with built-in cupboard beneath. Laminate flooring. Smooth ceiling finish.

Downstairs WC

Low level WC plus pedestal wash hand basin. Radiator, extractor fan.

Kitchen/Breakfast Room 12' 7" x 12' 2" (3.83m x 3.71m) maximum. Fitted wall and base units, roll edge work surfaces with inset sink unit, mixer tap and tiling to splash backs. Integrated oven and gas hob with cooker hood over. Space for washing machine. Tiled floor, radiator, gas fired boiler. Smooth ceiling finish with coving. Double glazed window and door to rear.

Living Room 19' 3" x 10' 9" (5.86m x 3.27m)

A lovely size dual aspect reception room with double doors through to the conservatory behind. Fireplace. Radiator. Smooth ceiling finish with coving. Double glazed window to front aspect.

Conservatory 11' 0" x 9' 0" (3.35m x 2.74m)

Double glazed windows set on low level walling, plus double doors to the rear garden. Tiled floor. Ceiling fan/light.

First Floor Landing

Radiator, access to loft space, built-in airing cupboard housing the hot water tank. Double glazed window to front aspect enjoying views across fields and farmland at present.

Bedroom 1 11' 10" x 8' 8" (3.60m x 2.64m)

plus door recess and built-in wardrobes to one wall. Radiator, smooth ceiling finish. Double glazed window to rear aspect. Door to

En-suite 7' 0" x 3' 9" (2.13m x 1.14m)

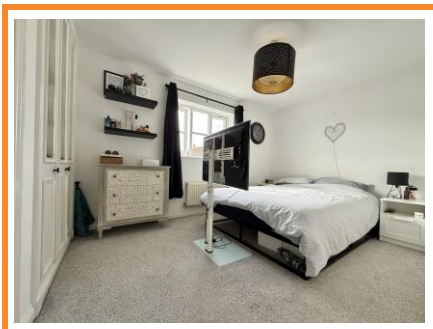
Shower cubicle with mains shower, pedestal wash hand basin, low level WC. Heated towel rail, extractor fan.

Bedroom 2 14' 0" x 9' 0" (4.26m x 2.74m)

plus door recess and built-in wardrobes to one wall. Radiator, smooth ceiling finish. Double glazed window to rear aspect.

Bedroom 3 10' 6" x 8' 3" (3.20m x 2.51m)

Built-in wardrobe. Smooth ceiling finish, radiator. Double glazed window to front aspect enjoying views across fields and farmland at present.



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.

Bathroom 6' 4" x 5' 9" (1.93m x 1.75m)

plus door recess. Panelled bath with mixer shower and side screen, pedestal wash hand basin and low level WC. Smooth ceiling finish with extractor fan. Radiator. Obscure double glazed window.

Outside

Open plan front garden laid to grass with shrubs. A sheltered side passage leads to gated side access into the enclosed rear garden which enjoys a southerly facing aspect. Principally the garden is set on 3 levels incorporating patios, grass, shrubs and garden shed. A garage is located in a block nearby, measuring 16'5" x 8'7" approximately, with up and over door.



Aerial Photography/Current Setting



Tenure

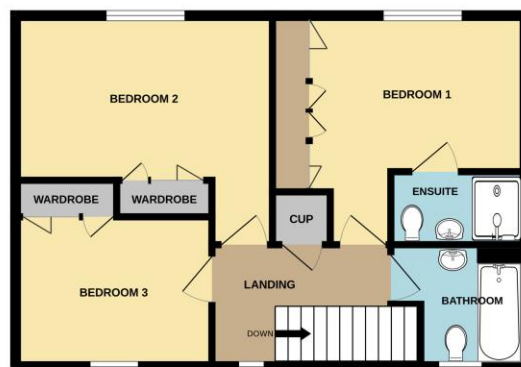
Freehold, council tax band is 'C'.

The energy rating for this property is 'C'.

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.4 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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