

Harris & Lee
Estate Agents

www.harrisandlee.net

01934 519200

Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience

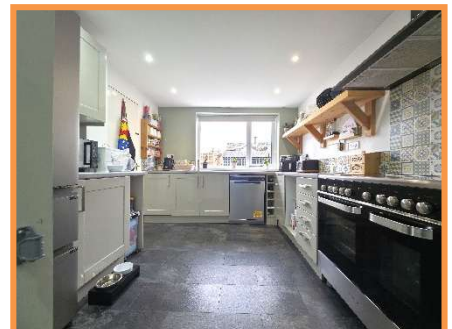
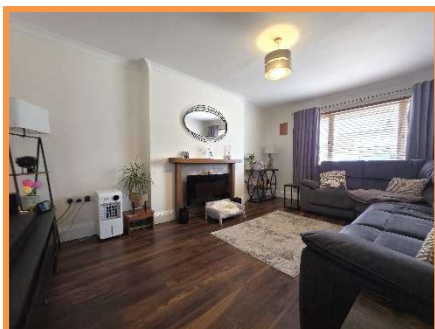


* AI-generated content

Garsdale Road

£350,000

- * *Flexible Living Accommodation*
- * *Southerly Rear Garden*
- * *3/4 Bedrooms*
- * *Two Bathrooms*
- * *2/3 Reception Rooms*
- * *Updated Throughout*



114 High Street, Worle, BS22 6HD

Description

Situated on the level and close to local amenities, such as Worle Highstreet and commuter links, this flexible and versatile accommodation offers superb flexibility to suit a variety of lifestyles. Beautifully presented, updated and redecorated throughout this home provides accommodation that can be arranged as up to four double bedrooms, two on the ground floor, or three reception rooms to include a separate office/hobby room. The property has been improved throughout, including new electrics and AAA-rated double-glazed windows. A modern kitchen is complimented by a useful utility area, hidden away with sliding doors. The property also boasts two full bathrooms, extensive storage, southerly rear garden and ample off-road parking. Making this useful and appealing home with plenty to offer.

Accommodation

Entrance Hall

Composite double glazed entrance door with complimenting obscure glass side panel. Laminate flooring. Cupboard housing consumer unit, additional storage cupboard. Laminate flooring. Smooth ceiling finish. Double radiator.

Bedroom / Office 14' 0" x 8' 0" (4.26m x 2.44m)

Laminate flooring. Dual aspect uPVC double-glazed windows to front and side aspects. Cupboard housing Worcester combination boiler.

Lounge 16' 3" x 11' 2" (4.95m x 3.40m)

uPVC double glazed window to front aspect. Electric fire with wooden surround. Smooth ceiling finish. Laminate flooring. Double radiator.

Downstairs Bathroom 6' 5" x 5' 5" (1.95m x 1.65m)

Comprising panelled bath with manis shower over and central tap. Tiled walls. Vinyl floor covering. Heated towel rail. Concealed cistern W.C. Space saving wash hand basin with cupboard under. Smooth ceiling finish. Obscure uPVC double glazed window to side aspect.

Dining Room 10' 3" x 13' 6" (3.12m x 4.11m)

Laminate flooring. Double radiator. uPVC double glazed French doors with side panel, looking over the rear garden. Decorative wall panelling. Smooth ceiling finish. Staircase rising to first floor accommodation.

Kitchen 18' 11" x 9' 6" (5.76m x 2.89m)

Fitted with a range of wall mounted and base units with worksurfaces over and tiled to splashback. Single bowl stainless steel sink and drainer unit with central mixer tap. Space for upright fridge freezer. Electric 5 ring 'Range style' cooker with cooker hood over.

Downlighting Large, useful utility cupboard with space and plumbing for washing machine and tumble drier, along with ample storage and shelving. Laminate flooring. uPVC double glazed window to rear aspect. Double radiator. Space for small breakfast bar/table.

Downstairs Bedroom 17' 1" x 9' 1" (5.20m x 2.77m)

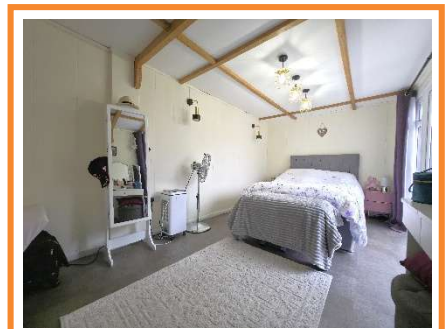
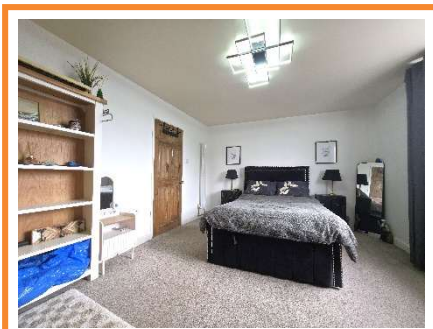
Laminate flooring. uPVC double glazed French doors and side panel to rear garden. Handy walk in storage cupboard.

First Floor

Large, walk in store cupboard. Loft hatch.

Front Bedroom 11' 3" x 12' 9" (3.43m x 3.88m)

Velux window to front. Storage cupboard. Smooth ceiling finish. double radiator.



Bathroom 7' 9" x 8' 11" (2.36m x 2.72m)

A moder suite comprising freestanding, claw foot bath with central tap and shower attachment. Tiled enclosed corner shower cubicle with mains shower. rainfall style shower and handheld attachment. Wash hand basin with storage under. W.C. Heated towel rail. Velux Window. Extractor fan.

Bedroom 13' 11" x 11' 10" (4.24m x 3.60m)

uPVC double glazed window to rear aspect. Built in wardrobe with sliding doors. Smooth ceiling finish. Radiator.

Storage (Garage conversion) 8' 7" x 9' 11" (2.61m x 3.02m)

A useful space fitted with uPVC double glazed front door. Power and light.

Storage (Garage conversion) 8' 7" x 9' 11" (2.61m x 3.02m)

A useful space fitted with uPVC double glazed front door. Power and light.

Outside

The Southerly facing rear garden is mainly laid to lawn and patio, with an area of stone chippings, leading to the timber workshop and garden shed. Enclose by panel fencing. Outside electric point and cold-water tap. The front of the property offers ample off-road parking, with cold water tap and storage unit.

Tenure

Freehold.

Council Tax - C

EPC - D

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 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.
Made with Metropix ©2006.