

Harris & Lee

Estate Agents

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Harris & Lee

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Helping you move with 100 years combined staff experience



Wroughton

£179,950

- * Ground Floor Flat
- * Double Bedroom
- * Own Private Entrance
- * Parking to Front
- * Private Rear Garden
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

7 Lawrence Road, Wrington, BS40 5QF

Description

NO ONWARD CHAIN with this one bedroom ground floor flat situated in a lovely village position close to local amenities. Many will appreciate that the property has its own private side entrance, off road parking to front and good size enclosed rear garden. The kitchen and shower room have both been re-styled with a contemporary finish and double glazing and gas central heating are both present here. Ideal investment opportunity with a tenant already in situ, alternatively, perfect for first time buyers or those wishing to downsize, but still want an all round package with garden and parking.

Accommodation

Entrance

Own private entrance to the side with personal door opening to

Entrance Hall

Radiator, doors to bedrooms and to

Living Room 13' 5" x 11' 5" (4.09m x 3.48m)

into recess. Smooth ceiling finish, radiator. Double glazed window to front aspect. Door to inner lobby.

Bedroom 11' 6" x 9' 0" (3.50m x 2.74m)

plus recess. Smooth ceiling finish, radiator. Double glazed window to front aspect.

Inner Lobby/Hall

Door to rear garden. Access to shower room and to

Kitchen 9' 8" x 8' 0" (2.94m x 2.44m)

Re-styled with grey gloss wall and base units with complementing work surfaces and inset sink unit, mixer tap over and metro style tiling to splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Integrated dishwasher. Space for upright fridge/freezer and washing machine. Smooth ceiling finish with inset spot lights, radiator. Double glazed window to rear aspect.

Shower Room 7' 0" x 6' 9" (2.13m x 2.06m)

Re-styled with large walk-in shower enclosure with glazed side screen and mains shower, vanity unit/wash hand basin with cupboard below and WC. Heated towel rail. Smooth ceiling finish with inset spot lights. Obscure double glazed window to rear aspect.

Outside

Front garden with inset driveway providing off road parking. The rear garden is of a good size for a 1 bedroom flat, featuring initially an area laid to stone chippings for seating, leading to the remaining main garden area with shrubs.

Tenure

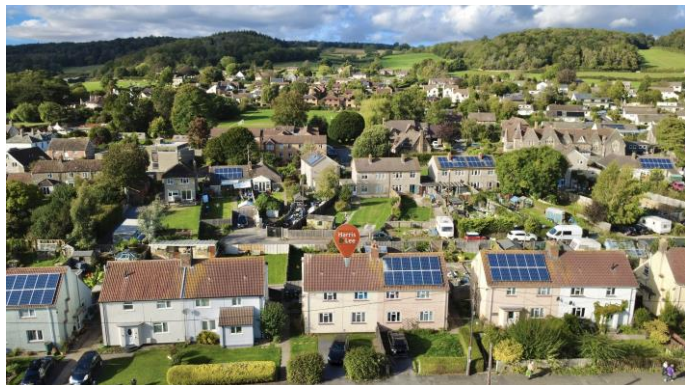
The property is leasehold: 125 years from 2002, therefore 101 years remaining. Ground rent: £10 per annum. Service charge circa £240 per annum. Council tax band is 'A'.

The energy rating for this property is 'C'.



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.

Aerial Photo of Setting



Aerial of Plot & Gardens



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 476 sq.ft. (44.2 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.
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