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Harris & Lee

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Helping you move with 100 years combined staff experience



Close to Worle High St

OIRO £250,000

- * 3 Bed Semi Detached
- * Cul-De-Sac Position
- * Requires Updating
- * 20' x 8'6" Garage
- * 18' Side Lobby/Utility
- * NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

22 Martins Grove, Worle, Weston-s-Mare, BS22 6EL

Description

REQUIRES REFURBISHMENT - An opportunity to finish this 3 bed semi to your chosen specification, tucked away in a level cul-de-sac position, off Worle High Street so a wide range of local amenities are in close proximity. Good size home including lovely size hallway, 25' living room, plus useful side lobby/utility. The garage is larger than average too measuring 20' x 8'6". No onward chain.

The energy rating for this property is 'D'.

Accommodation

Entrance

Double glazed front entrance door with canopy shelter over, opening to

Entrance Hall 14' 0" x 7' 5" (4.26m x 2.26m)

A lovely size hallway with stairs to first floor. Cupboard, radiator. Coved ceiling. Obscure double glazed windows to front and side.

Living Room 25' 0" x 12' 0" (7.61m x 3.65m) reducing to 10'5". 2 radiators, A dual aspect room with double glazed window to front plus patio doors to rear garden.

Kitchen 11' 0" x 9' 0" (3.35m x 2.74m) plus recess. Wall and base units, work surfaces, sink unit with tiled splash back. Radiator, door to side to

Side Lobby/Utility 18' 6" x 6' 3" (5.63m x 1.90m) reducing to 5'3". A useful space ideal for storage or hobbies. Laminate flooring, 2 sky lights. Doors to front and rear aspects.

First Floor Landing

Cupboard housing the 'Vaillant' gas fired boiler. Coved ceiling, radiator, double glazed window to side aspect.

Bedroom 1 12' 2" x 12' 0" (3.71m x 3.65m) plus door recess. Radiator, double glazed window to front aspect.

Bedroom 2 12' 6" x 10' 5" (3.81m x 3.17m)
Radiator, double glazed window to rear aspect.

Bedroom 3 9' 1" x 7' 5" (2.77m x 2.26m)
Radiator, double glazed window to front aspect.

Bathroom 5' 10" x 5' 8" (1.78m x 1.73m)
Bath, pedestal wash hand basin. Tiled walls. Heated towel, obscure double glazed window.

Separate WC

Low level WC and double glazed window to rear.

Outside

Enclosed front garden laid to grass, adjacent driveway parking leading to the garage with up and over door. The garage is larger than average measuring 20' x 8'6", with power and lighting, plus personal door to rear garden. The rear garden requires cultivation but is of a good size and laid to grass and patio.

Tenure

Freehold, council tax band is 'C'.

Other Material Information

Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and sea and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach. Virgin Media websites confirms that their service is available at this address with download speeds of up to 1 gig.



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.

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.

