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Harris & Lee

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North Worle

OIEO £280,000

- * *3 Bed End of Terrace*
- * *Beautifully Presented*
- * *Landscaped Rear Garden*
- * *Adjacent Driveway*
- * *Council Tax Band 'B'*
- * *Close to Amenities*



114 High Street, Worle, BS22 6HD

4 Priston Close, Worle, Weston-s-Mare, BS22 7FL

Description

Extensively improved, immaculate and 'show home' feel to this 3 bedroom home, in a level 'no through road' position towards the top of North Worle close to schools and shopping facilities. Adjacent driveway parking increases the width of the landscaped rear garden, plus the front garden has been adapted to allow additional parking opportunity, if required. Many will appreciate that the ceilings now have a smooth finish, stairs are in a separate hallway and improvements have been made to the kitchen and bathroom. Early viewing is strongly advised.

Accommodation

Entrance

Replacement double glazed front entrance door, with canopy shelter over and outside light.

Entrance Hall

Stairs to first floor, laminate flooring, feature contemporary radiator. Door to

Lounge 14' 0" x 12' 7" (4.26m x 3.83m) plus box bay double glazed window to front aspect. Useful built-in under stairs storage cupboard. Laminate flooring, feature vertical radiator, smooth ceiling finish with coving. Additional contemporary radiator. Opening through to

Dining Area 9' 6" x 8' 0" (2.89m x 2.44m) maximum. Laminate flooring, feature vertical radiator, smooth ceiling finish. Double glazed patio doors to rear garden. Access through to

Kitchen 9' 0" x 7' 5" (2.74m x 2.26m) Fitted wall and base units with complementing work surfaces and tiled splash backs. Inset sink unit with mixer tap. Space for fridge/freezer, washing machine and 'Range' style cooker. Laminate flooring, smooth ceiling finish. Double glazed window and door to rear.

First Floor Landing

Built-in cupboard, access to loft space. High level double glazed window to side aspect.

Bedroom 1 12' 9" x 9' 0" (3.88m x 2.74m) Smooth ceiling with inset spot lights, feature contemporary radiator. Double glazed window to rear aspect.

Bedroom 2 10' 6" x 8' 1" (3.20m x 2.46m) minimum. Smooth ceiling with inset spot lights, radiator. Double glazed window to front aspect.



Bedroom 3 7' 5" x 6' 4" (2.26m x 1.93m) Smooth ceiling with inset spot lights, feature contemporary radiator. Double glazed window to front aspect.

Bathroom 6' 6" x 6' 3" (1.98m x 1.90m) White suite of shower bath with side screen, deluge shower and handheld fittings. Vanity unit/wash hand basin with cupboard below. Low level WC. Heated towel rail. Smooth ceiling with inset spot lights, obscure double glazed window.



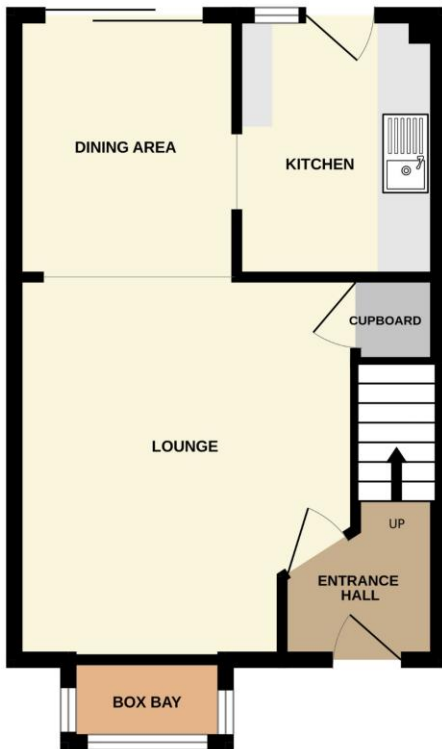
Agents Note: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer of contract or part thereof. For your information, the agent has not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify they are 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.

Outside

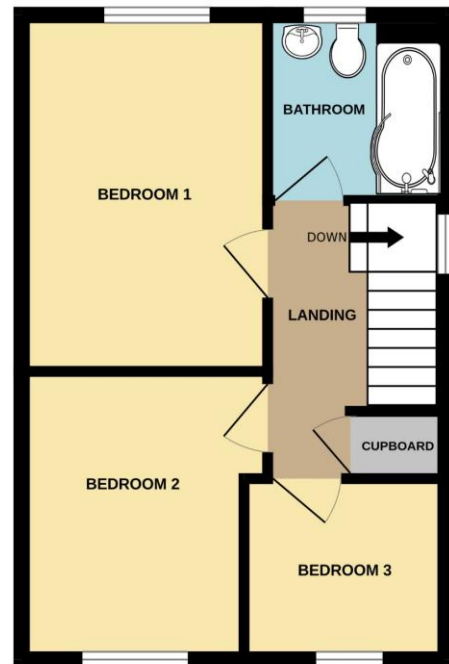
Adjacent driveway parking, complemented with a front garden which has been laid to stone chippings providing further flexibility. Gated side access into the landscaped and enclosed rear garden, laid to artificial grass and wooden decked seating areas, plus raised borders with plum slate.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 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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Tenure

Freehold, council tax band is 'B'.

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. Openreach confirm full fibre broadband is available with download speeds of up to 1600mbps. Virgin media confirms that download speeds of up to Gig1 are available at this address.

The energy rating for this property is 'D'.