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# Harris & Lee

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**Locking Parklands**

**£269,950**

- \* End of Terrace House
- \* 2 Double Bedrooms
- \* Westerly Rear Garden
- \* 15' Kitchen/Diner
- \* 2 Parking Spaces
- \* NO ONWARD CHAIN



114 High Street, Worle, BS22 6HD

## 12 Lord Way, Locking Parklands, BS24 7NY

### Description

NO ONWARD CHAIN - An energy efficient 'B' rated end of terrace house, built in 2022, benefitting from an enclosed rear garden which enjoys a westerly facing aspect and 2 parking spaces immediately in front of the property. Many will appreciate this superior design with excellent room proportions, including 2 'double' bedrooms and a 15' kitchen/diner, plus of course that all important downstairs cloakroom. Built by St Modwen Homes in Handley Place, Locking Parklands favoured because of the amount of green space which is in close proximity. Primary and secondary schools are available locally too.

### Accommodation

#### Entrance

Front entrance door with canopy shelter over and outside light. Adjacent glazed side panel.

#### Entrance Lobby

Radiator, smooth ceiling finish. Doors to lounge and to

#### Downstairs Cloakroom

Pedestal wash hand basin and WC. Extractor fan. Radiator, smooth ceiling finish.

**Lounge** 14' 8" x 9' 8" (4.47m x 2.94m) minimum plus stairs to first floor and built-in cupboard. Radiator, smooth ceiling finish. Double glazed window to front aspect. Door to

#### Kitchen/Diner 15' 0" x 9' 10" (4.57m x 2.99m)

Fitted wall and base units with a light grey gloss finish, complementing roll edge work surfaces with inset sink unit, mixer tap over and upstand splash backs. Integrated oven and 4 ring gas hob with cooker hood over. Integrated washing machine and space for fridge/freezer. Radiator, smooth ceiling finish. Double glazed window to rear aspect. Double doors to rear garden.



#### First Floor Landing

Radiator, smooth ceiling finish. Access to loft space via fitted ladder, being part boarded and with light.

**Bedroom 1** 15' 0" x 10' 0" (4.57m x 3.05m) including mirrored double wardrobe. Radiator, smooth ceiling finish. 2 double glazed windows to rear aspect.

#### Bedroom 2 15' 0" x 8' 5" (4.57m x 2.56m)

Radiator, smooth ceiling finish. 2 double glazed windows to front aspect.

#### Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)

White suite of panelled bath with mixer shower and side screen, pedestal wash hand basin and WC. Partly tiled walls. radiator. Extractor fan. 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

Front forecourt providing 2 allocated off road car parking spaces. Gated side access to an enclosed westerly facing rear garden, laid to patio and grass with shed and outside tap.

## Tenure

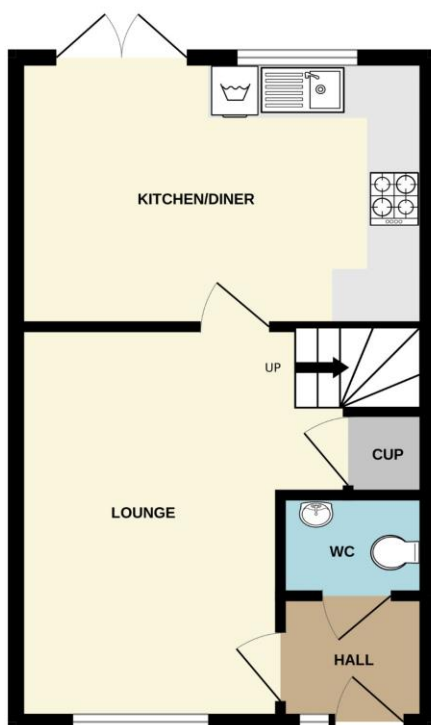
Freehold, subject to an annual service charge of circa £183 for the upkeep of the surrounding area. Council tax band is 'B'.

## Other Material Information

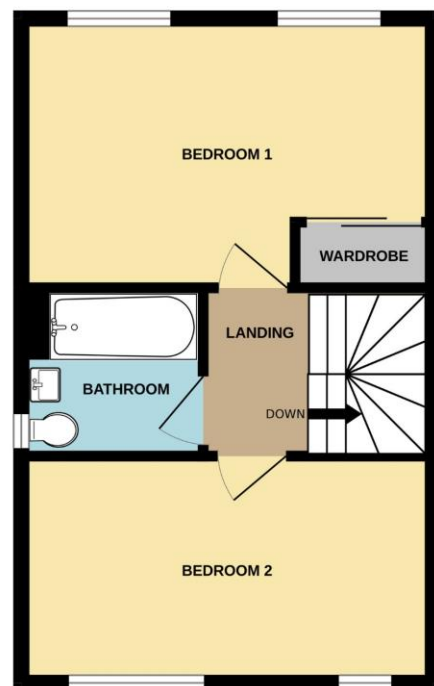
Gas central heating and double glazing. Mains water and drainage. GOV.UK illustrates a very low risk of flooding from rivers and from surface water. Flooding unlikely from groundwater or reservoir. Full fibre broadband available with a download speed of up to 1600mbps, source: Openreach.

**The energy rating for this property is 'B'.**

GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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