

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with 100 years combined staff experience



*Uphill Village*

*£349,950*

- \* *Cottage Style Semi*
- \* *2 Double Bedrooms*
- \* *13' D/G Conservatory*
- \* *Recently Refurbished*
- \* *Westerly Rear Garden*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

### Description

Such a rare opportunity to acquire a 2 bedroom cottage style semi, in this highly desirable village, with barred gated access to extensive off road parking plus a westerly facing rear garden and views towards the Old Church of St Nicholas. Extensively refurbished including new kitchen and shower room, upgraded electrics and heating, a blank canvas ready to move into with no onward chain. Both bedrooms can be considered as 'doubles' and a 13'9" double glazed conservatory/sun room complements the 15' living room, adding flexibility. Characterful shaped rooms and some lovely little touches, sure to tug at the heart strings. A lifestyle choice, in close proximity to Uphill nature reserve, beach and golf course.

### Accommodation

#### Entrance

Double glazed entrance porch, with tiled floor, to

#### Entrance Hallway

LVT flooring, radiator. Useful under stairs cupboard with double glazed window.

#### Living Room 15' 0" x 10' 10" (4.57m x 3.30m)

A westerly facing reception room with door to stairs to the first floor. Laminate flooring, radiator. Smooth ceiling finish. Double glazed patio doors to the conservatory/sun room.

#### Kitchen 10' 7" x 9' 5" (3.22m x 2.87m) maximum.

Re-styled with grey gloss wall and base units, with complementing work surfaces and Metro style tiling to splash backs. Integrated oven and hob, space for dishwasher and fridge. Sink unit with mixer tap. LVT flooring, radiator. Double glazed window to front aspect. Access through to

#### Inner Hall

Smooth ceiling finish. LVT flooring. Useful utility/recess with tiled floor and counter plus space for washing machine.

#### Downstairs Shower Room 8' 3" x 7' 4" (2.51m x 2.23m)

max. including cupboard housing the Worcester gas fired boiler. Good size shower enclosure with glazed side screen, drencher shower head and handheld fittings. WC and wash hand basin with cupboards below. Heated towel rail. Double glazed windows to rear.

#### Conservatory/Sun Room 13' 9" x 8' 5" (4.19m x 2.56m)

A westerly facing addition providing flexibility for a range of purposes. Dual aspect double glazed windows plus door to side and double doors to rear. LVT flooring, feature vertical radiator. 2 wall lights.



#### First Floor Landing

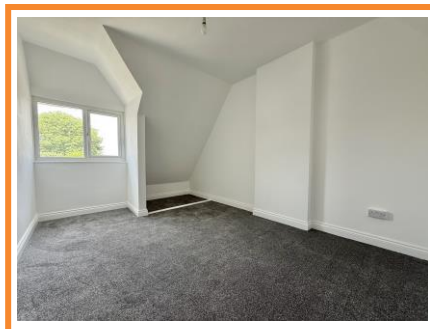
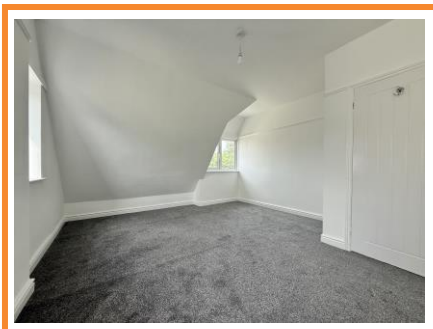
Radiator, wide double glazed window to front aspect with pleasant views.

#### Bedroom 1 14' 9" x 13' 4" (4.49m x 4.06m) maximum. A

characterful shaped dual aspect room with double glazed windows to side and rear enjoying pleasant views. Smooth ceiling finish, radiator.

#### Bedroom 2 13' 8" x 9' 6" (4.16m x 2.89m) plus recess.

maximum. Double glazed windows to rear enjoying views towards the Old Church of St Nicholas. Smooth ceiling finish, radiator.



## Outside

Barred gated access to a good size frontage, enclosed with hedge boundary, the driveway and former front garden combine to provide plenty of off road parking. Side access to the enclosed rear garden which enjoys a westerly facing aspect, recently re-laid with patio and good size area recently seeded to new top soil. Outside tap and storage shed.

## Aerial Shot



## Tenure

Freehold, council tax band is 'C'.

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

## Aerial Shot



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.8 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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