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Yatton

£375,000

- * *Extended Accommodation*
- * *3 Bedrooms*
- * *23' Living Room*
- * *23' Kitchen/Dining Room*
- * *Large S/W Rear Garden*
- * *NO ONWARD CHAIN*



114 High Street, Worle, BS22 6HD

2 Wemberham Crescent, Yatton, Bristol, BS49 4BE

Description

A rare opportunity to acquire a 3 bed semi featuring an impressive side extension highlighting a stylish 23'6" x 11'3" kitchen/dining room. This really enhances the double glazed and gas centrally heated accommodation, whilst of course providing much more flexibility. The original kitchen can now become a useful utility room or office, plus the original lounge/diner is now a 23' living room. Many will appreciate the presence of a large downstairs WC, a bathroom which features separate bath and shower facility, plus a large rear garden which enjoys a south westerly aspect. Plenty of upgrades and so much more potential, offered with no onward chain!

Accommodation

Entrance

Obscure glazed door, with adjacent side panel opening to

Entrance Hall 10' 6" x 5' 6" (3.20m x 1.68m) Including staircase rising to first floor accommodation with built-in cupboard under. Radiator, laminate flooring.

Living Room 23' 6" x 11' 7" (7.16m x 3.53m) Reducing to 8' 6" A dual aspect reception room with double glazed windows to front and rear. Smooth ceiling finish. Radiator.

Utility Room 10' 2" x 8' 7" (3.10m x 2.61m)

A useful space, originally the kitchen now an ideal utility room or perhaps a study/office. Laminate flooring, built-in cupboard. Door to rear lean-to and further access to rear garden.

Kitchen/Dining Room 23' 6" x 11' 3" (7.16m x 3.43m)

A particular feature of this home being re-styled with a range of fitted grey 'Shaker' style wall, drawer and base units, complimenting worksurfaces and central island unit. Inset 'Belfast' style sink unit with mixer tap and upstand splash backs. Space for 'Range' style cooker. Integrated fridge and dishwasher. Smooth ceiling finish with spot lights. Radiator. Another dual aspect room with double glazed windows to front and side. Further access to

Downstairs Cloakroom 7' 3" x 5' 7" (2.21m x 1.70m)

Lovely size with wide wash hand basin, cupboards and storage solutions below, plus low level WC. Radiator. Obscure double glazed window to rear aspect.

First Floor Landing

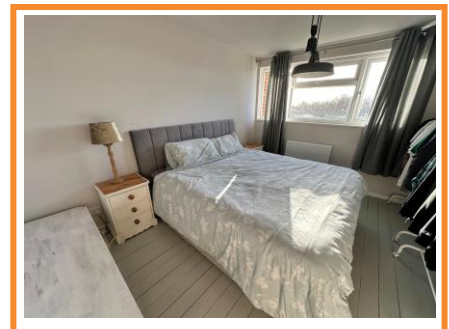
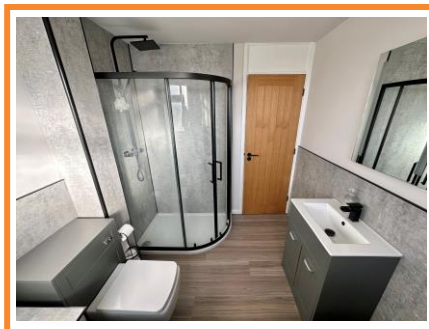
Door to a useful and extensive eaves storage facility, also housing the gas fired boiler. Smooth ceiling finish. Access to loft space. Painted wooden floor boards.

Bedroom 1 12' 1" x 10' 0" (3.68m x 3.05m) Smooth ceiling finish, radiator. Painted wooden floor boards. Double glazed window to rear aspect.

Bedroom 2 11' 7" x 10' 0" (3.53m x 3.05m) Radiator, smooth ceiling finish. Painted wooden floor boards. Double glazed window to front aspect.

Bedroom 3 8' 8" x 7' 2" (2.64m x 2.18m) max Including cupboards over stairs, radiator. Double glazed window to front aspect.

Bathroom 8' 0" x 7' 2" (2.44m x 2.18m) A re-styled room comprising bath plus separate shower enclosure with mains shower over, deluge and handheld attachments. Vanity unit/wash hand basin with cupboard below. Low level WC. Smooth ceiling finish. 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

The front garden is laid to grass with hedge boundary. An adjacent double width drive provides off road parking and leads to the attached garage with up and over door. The garage measures 15'4" x 8' approximately and incorporates power and lighting and window. The rear garden is of a very good size for a 3 bed semi and benefits from a south westerly facing aspect. There is so much potential here, currently laid to grass and patio seating area.



Tenure

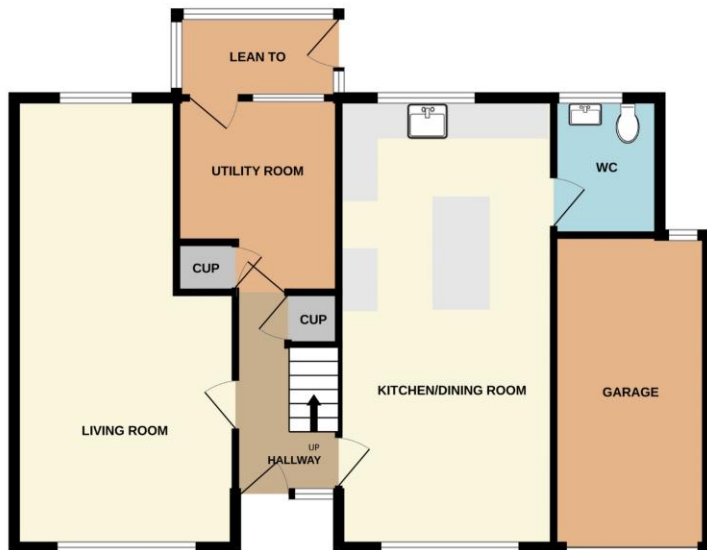
Freehold, council tax band is 'D'.

Other Material Information

Gas central heating and double glazing. GOV.UK illustrates a very low risk of flooding from rivers and sea, and from surface water. Flooding unlikely from groundwater or reservoir. Superfast fibre broadband available with a download speed of 76-80 mbps, source: Openreach.

The energy rating for this property is 'E'.

GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.9 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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