

**Harris & Lee**  
Estate Agents

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# Harris & Lee

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South Worle £275,000

- \* End Terrace Property
- \* 23'10" Lounge/Dine
- \* Re-Fitted Kitchen
- \* Conservatory
- \* 3 Bedrooms
- \* Parking & Garage



114 High Street, Worle, BS22 6HD

## Description

Situated on the level in the South Worle location, this End Terrace home has been much improved by the current sellers who have reconfigure the ground floor accommodation. The 23'10" lounge/diner now opens into the re-fitted kitchen and a downstairs WC has also been added. In addition there is a double glazed conservatory, 3 bedrooms, re-fitted bathroom together with parking and a garage. The property is well placed for access to shops, schools and Worle Parkway.

## Accommodation

### Entrance Hall

Double glazed entrance door and side panel. Wood flooring. Radiator. Coved ceiling. Staircase to first floor accommodation.

### Cloakroom

White suite of wash hand basin and low level WC.

**Lounge/Diner** 23' 10" x 11' 7" max (7.26m x 3.53m)  
2 radiators. Wood flooring. Double glazed bow window to front. Opening to

**Kitchen** 8' 7" x 8' 3" (2.61m x 2.51m)  
Fitted with a range of floor and wall units with work surfaces and matching upstands. Single drainer 1 1/2 bowl sink unit with mixer taps. Built-in electric oven and microwave set into a recess. Built-in gas hob with stainless steel splashback and cooker hood over. Down lighting. Space for upright fridge freezer. Double glazed window to rear.

**Conservatory/Utility Area** 16' 9" x 6' 1" (5.10m x 1.85m)  
Accessed via the lounge/diner. Plumbing for washing machine. Double glazed French doors to rear.

## First Floor Landing

Access to loft via fold away ladder with lighting. Shelled storage cupboard.

**Bedroom 1** 13' 3" x 10' 3" (4.04m x 3.12m)  
Radiator. Double glazed window to front.

**Bedroom 2** 10' 5" x 9' 3" (3.17m x 2.82m)  
Radiator. Double glazed window to rear.

**Bedroom 3** 8' 8" x 7' 5" (2.64m x 2.26m) including stairhead. Radiator. Double glazed window to front.

## Bathroom 8' 3" x 5' 7" (2.51m x 1.70m)

Re-fitted with a white suite of panelled shower bath with mains shower over, large wash hand basin with cupboards under and low level WC. Ladder style radiator. Obscure double glazed window to rear.

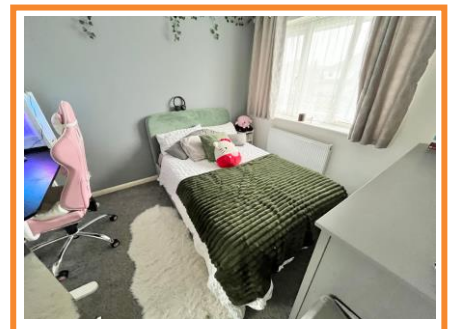
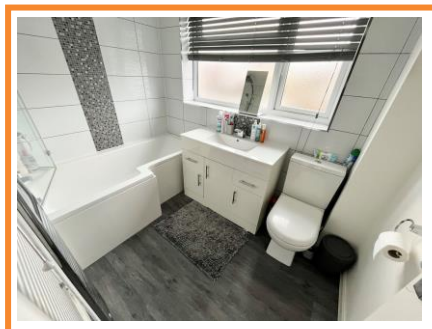


## Outside

The front garden provides hard standing for 2 cars. Access at the side of the property to a parking space in front of the garage. The rear garden is enclosed by panelled fencing supported by concrete posts and laid to a mixture of paving and stone chippings. Overall measurements are 28' x 18'10". Cold water tap.

## Tenure

Freehold



## Material Information

We have been advised the following;

Gas- Mains

Electricity- Mains

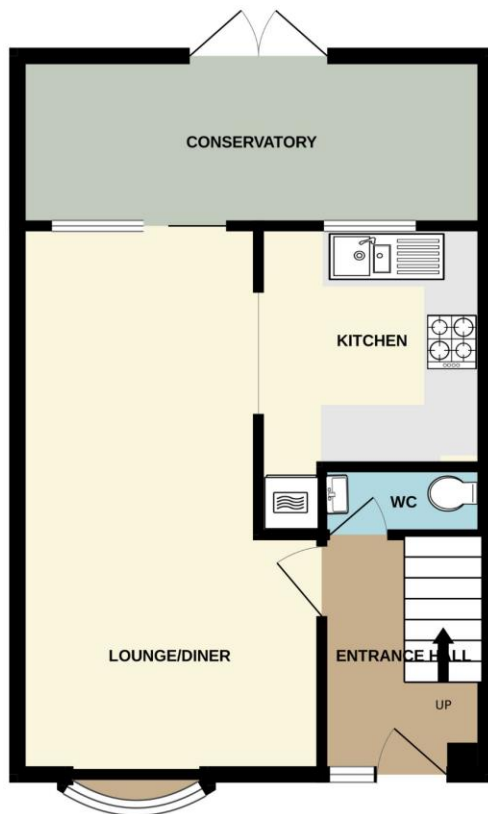
Water and Sewerage- Bristol and Wessex Water

Broadband- Visit Ofcom checker for specific speeds and supply or coverage in this area.

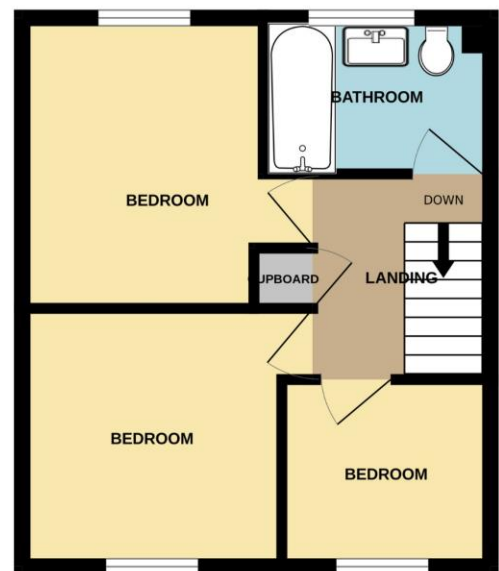
Mobile Signal- 5G. Visiting the Ofcom checker.

Flood-risk- North Somerset planning website will provide details of the flood-risk map for this area.

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.2 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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