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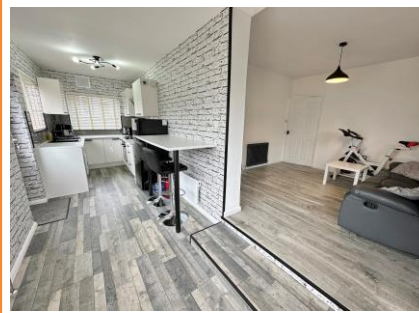
Helping you move with 100 years combined staff experience



Just off Worle High St

OIEO £325,000

- * *Detached Bungalow*
- * *2/3 Bedrooms*
- * *1/2 Receptions*
- * *South Westerly Garden*
- * *Parking & Garage*
- * *Recently Refurbished*



114 High Street, Worle, BS22 6HD

Description

A stylish recently refurbished detached bungalow occupying a slightly elevated position, ideal for Worle High Streets range of shops and amenities. The flexible double glazed and gas centrally heated accommodation can be configured with 3 bedrooms, or 2 bedrooms plus 2 receptions rooms, if desired. A re-designed 21' kitchen/breakfast room is complemented by a stylish contemporary shower room. Many will appreciate the attractive block paved forecourt and driveway which leads down to a detached garage and south westerly facing low maintenance rear garden.

Accommodation

Entrance

Recessed UPVC side entrance door opening to

Entrance Hall

Radiator, access to loft space. Laminate flooring.

Lounge/Bedroom 15' 10" into bay x 11' 0" (4.82m x 3.35m) A flexible room dual aspect room with double glazed bay window to front aspect, plus double glazed window to side. Smooth ceiling finish, laminate flooring.

Sitting/Dining Room 11' 1" x 10' 11" (3.38m x 3.32m) maximum. Feature traditional style radiator, smooth ceiling finish, laminate flooring. Double glazed window to side aspect. Access through to

Kitchen/Breakfast Room 21' 0" x 6' 4" (6.40m x 1.93m) A re-styled room with white gloss wall and base units, roll edge work surfaces, sink unit with telescopic mixer tap over. Space for washing machine and upright fridge/freezer. Integrated oven and 4 ring gas hob with stylish cooker hood over. Triple aspect double glazed windows plus door to the rear garden.

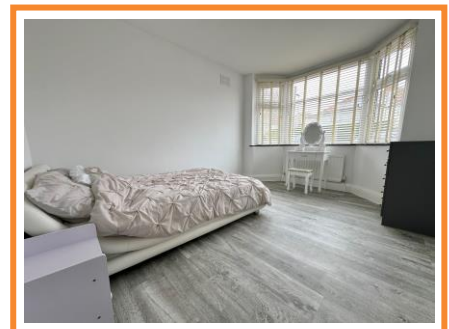
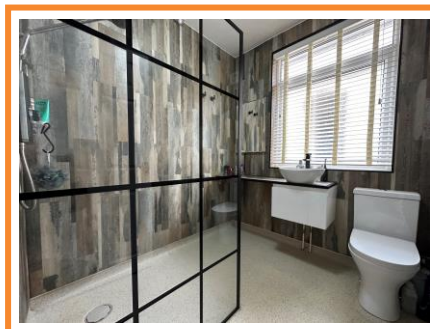
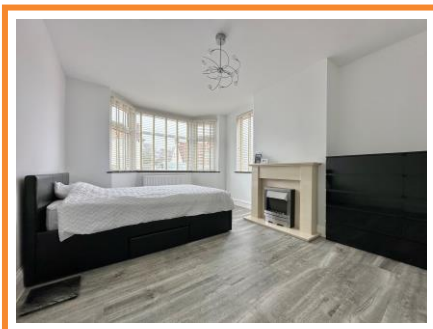
Bedroom 1 13' 2" into bay x 10' 1" (4.01m x 3.07m) Smooth ceiling finish, laminate flooring, double glazed bay window to the front aspect. Radiator.

Bedroom 2 11' 1" x 8' 6" (3.38m x 2.59m) plus recess. Double wardrobe with overhead cupboard. Smooth ceiling finish, laminate flooring. Radiator, double glazed window to side aspect.

Shower Room 6' 9" x 6' 7" (2.06m x 2.01m) Another re-styled room featuring a walk-in shower area, plus counter with oval wash hand basin, storage below. Low level WC. Stylish wood effect finish to walls, radiator, extractor fan. Obscure double glazed window.

Outside

Attractive block paving to the front of the property providing ample off road parking. This continues down the side of the bungalow, leading to a garage to the rear with up and over door, side window and personal side door. The adjacent rear garden is enclosed and enjoys a south westerly facing aspect. The garden has been landscaped with reduced maintenance in mind, laid to grass and artificial grass, complemented with raised wooden decking for seating, plus raised planter.



Tenure

Freehold, council tax band is 'D'.

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 low risk from surface water.

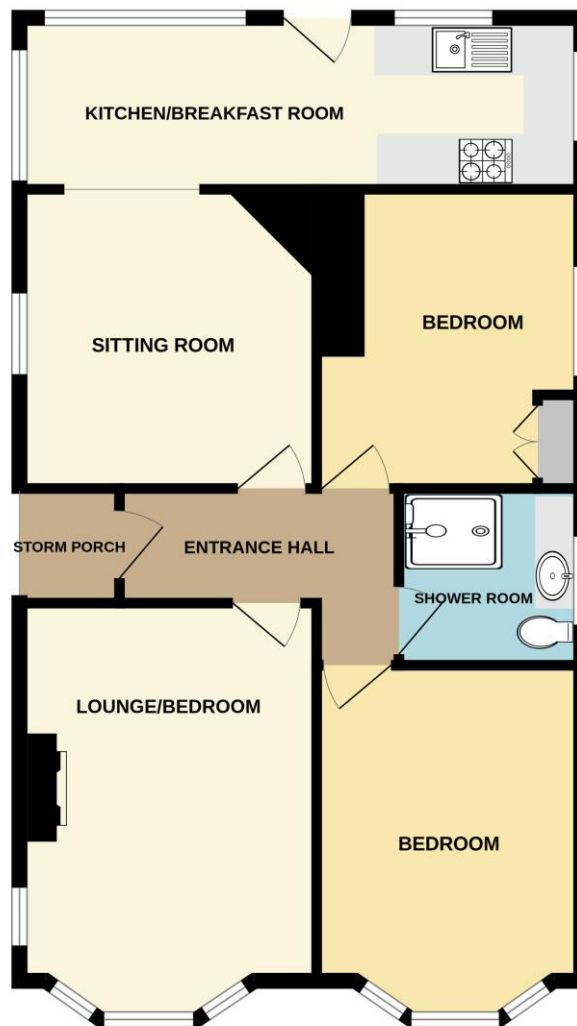
Flooding unlikely from groundwater or reservoir.

Superfast fibre broadband available with a download speed of 47 to 74mbps, source: Openreach.

Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 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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