

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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**Worle Hillsde £290,000**

- \* Semi-Detached Home
- \* 3 Bedrooms
- \* 2 Reception Rooms
- \* 16'2" Kitchen
- \* Re-Fitted Bathroom
- \* 220' Rear Garden



114 High Street, Worle, BS22 6HD

## Description

This semi-detached home is a must for those who are keen gardeners or wanting the space for the children to play. Situated on the hillside above Worle High Street and therefore well placed for access to a good range of shops, Schools and a regular bus service. The gas centrally heated accommodation comprises entrance hall, lounge, dining room, kitchen, cloakroom together with 3 bedrooms and a re-fitted bathroom. The property also enjoys views at the rear.

## Accommodation

### Entrance Hall

Double glazed entrance door. Small understairs cupboard. Staircase to first floor accommodation.

### Dining Room 11' 7" x 9' 7" (3.53m x 2.92m)

Radiator. Shelved alcoves with built-in cupboards. Double glazed window to front.

### Lounge 11' 9" x 11' 6" (3.58m x 3.50m)

Radiator. Double glazed window to rear.

### Kitchen 16' 2" x 6' 4" (4.92m x 1.93m)

Fitted with a range of floor and wall units with roll edge work surfaces and tiling to splashbacks. Single drainer stainless steel sink unit. Space for washing machine. Radiator. Dual aspect with double glazed windows to side and rear. Door to rear porch with double glazed door to the rear garden.

### Cloakroom

Low level WC and incorporating space saving wash hand basin. Obscure double glazed window to front.

### First Floor Landing

Radiator. Double glazed window to side. Access to loft.

### Bedroom 1 13' 11" x 9' 6" (4.24m x 2.89m)

Built-in double wardrobe with cupboards over. Shelved cupboard. Cupboard over stairhead.

### Bedroom 2 11' 6" x 6' 2" (3.50m x 1.88m)

Plus double wardrobe. Radiator. Laminate flooring.

### Bedroom 3 8' 7" x 6' 6" (2.61m x 1.98m)

Plus built-in cupboards. Radiator. Laminate flooring. Double glazed window to rear.

### Bathroom 7' 4" x 5' 11" max (2.23m x 1.80m)

White suite of panelled bath with mains shower over, vanity wash hand basin with cupboards under and low level WC. Tiled floor and walls. Ladder style radiator. Obscure double glazed window to front.

## Outside

The front garden is laid mainly to lawn with a gate and footpath leading to the front door. Side access and gate to the rear garden measuring approximately 220' (67.2metres) and arranged in various sections to include lawn, stone chippings, raised borders and decking. There are 2 garden sheds and a Summer House.

## 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.

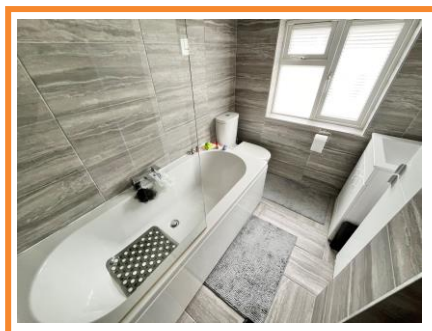
Mobile Signal- 5G. Visiting the Ofcom checker.

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

## Tenure

Freehold

Energy Rating is 'C'





GROUND FLOOR

1ST FLOOR



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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