

**Harris & Lee**  
Estate Agents

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# Harris & Lee

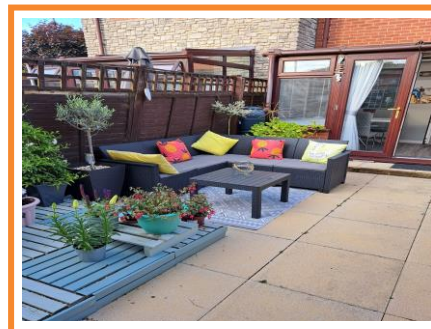
Estate Agents

Helping you move with 100 years combined staff experience



Worle £235,000

- \* Mid Terrace Home (1 of 3)
- \* 2 Double Bedrooms
- \* Double Glazed Conservatory
- \* Re-Fitted Kitchen
- \* Parking and Garage
- \* No Chain



114 High Street, Worle, BS22 6HD

## Description

A very convenient level position in an established area of Worle, well placed for access to a general store, bus service and a wider choice of amenities in Worle High Street. A very well presented terraced home with accommodation comprising, entrance hall, lounge/diner, kitchen, conservatory, 2 double bedrooms and a re-styled shower room. The westerly facing rear garden is designed to be low maintenance and there is parking in front of the garage at the rear.

## Accommodation

### Entrance Hall

Double glazed entrance door replaced in June '23. Radiator. Under stairs recess. Staircase to first floor accommodation.

### Lounge/diner 13' 10" x 12' 11" (4.21m x 3.93m)

Radiator. Coved ceiling. Double glazed window to rear. Double glazed French doors to

### Conservatory 9' 6" x 7' 5" (2.89m x 2.26m)

Radiator. Double glazed French doors to the rear garden.

### Kitchen 9' 9" x 6' 7" (2.97m x 2.01m)

Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splash backs. Single drainer sink unit. Plumber for washing machine and space for upright fridge/freezer. Built-in gas hob, extractor over and electric oven replaced in June '23. Wall mounted central heating boiler replaced in October '23. Double glazed window to front.

## First Floor Landing

Radiator. Access to loft.

**Bedroom 1** 12' 10" max into recess x 12' 7" (3.91m x 3.83m) Radiator. Range of built-in wardrobes, bedside cabinet and drawer unit. Store cupboard over the stair head. Double glazed box window and further double glazed window to front providing extra light to this room.

### Bedroom 2 11' 3" x 6' 7" (3.43m x 2.01m)

Radiator. Double glazed window to rear.

### Shower Room 8' 0" max x 5' 10" (2.44m x 1.78m)

Tiled shower enclosure with electric shower over, wash hand basin and low level WC. Ladder style radiator. Extractor fan. Obscure double glazed window to rear.



## Outside

The front garden is laid mainly to stone chippings with paved stepping stones and partly enclosed by a natural stone wall. The westerly facing rear garden is enclosed by a colour washed fence and is designed to be very low maintenance. Laid mainly to paving, there is plenty of rooms for seating and flower pots providing colour in the spring, summer and autumn. A lockable gate gives access to a pathway, lit by solar lighting to the parking area and number 59a has a space in front of the garage with up and over door. (Third garage from the right as you look at the block)



**NB** The Facias and guttering were replaced in June '23.

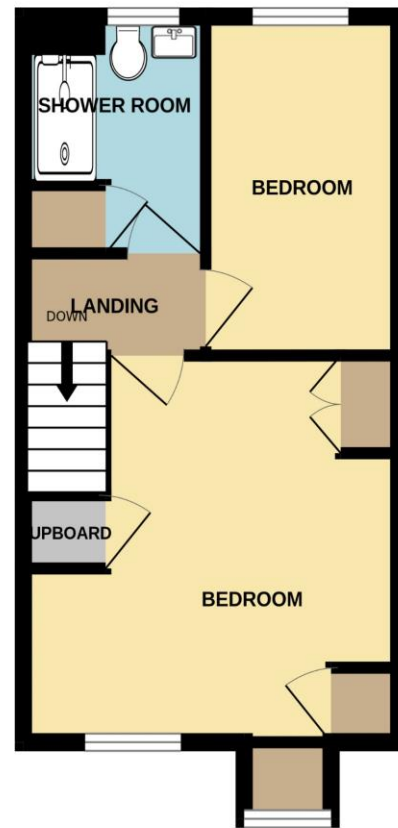
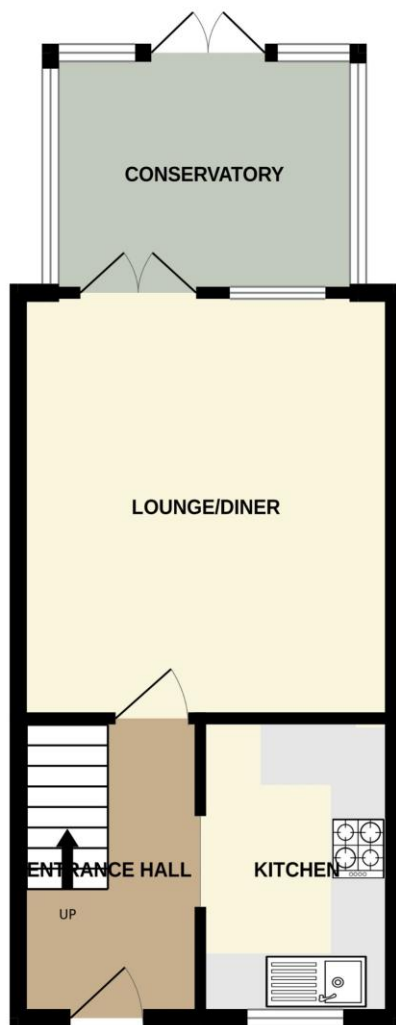
**Tenure**

Freehold



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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