

**Harris & Lee**  
Estate Agents

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.....a fresh approach with over 50 years experience



**Milton £165,000**

- \* Ground Floor Flat
- \* 2 Bedrooms
- \* 16'4" Lounge/Diner
- \* Shower Room
- \* Double Glazing
- \* Garage



**114 High Street, Worle, BS22 6HD**

### Description

A very convenient location in the favoured area of Milton and therefore within a comfortable distance of a selection of shops, including a Post Office, Chemist and Doctors Surgery together with a regular bus service and the picturesque Ashcombe Park. A purpose built ground floor flat benefiting from a 16'4" lounge/diner, kitchen, 2 bedrooms and a shower room. In addition there is Garage, bin store and provision for a rotary clothes line.

### Accommodation

#### Communal Entrance Lobby

Door to

#### Entrance Hall

#### Lounge/Diner 16' 4" x 10' 2" (4.97m x 3.10m)

Electric panel heater. Dual aspect double glazed windows to front and side making this a bright and airy room.

#### Kitchen 8' 8" x 8' 3" (2.64m x 2.51m)

Fitted with a range of floor and wall units with roll edge worksurfaces and tiling to splashbacks. Insert single drainer 1 1/2 bowl sink unit. Built-in electric hob and oven. Space for upright fridge/freezer. Plumbing for washing machine. Double glazed window to front.

**Bedroom 1** 13' 8" x 8' 6" plus door recess(4.16m x 2.59m) Electric panel heater. Double glazed window to rear.

**Bedroom 2** 10' 6" x 8' 11" plus built-in wardrobes and airing cupboard. (3.20m x 2.72m) Electric panel heater. Double glazed window to rear.

#### Shower Room 8' 1" x 5' 4" (2.46m x 1.62m)

White suite of corner shower enclosure with electric shower, wash hand basin and low level WC. Ladder style radiator. Extractor fan.



### Outside

Garage (number 3) with up and over door. Bin store and provision for a rotary clothes line.

### Tenure

Leasehold 999years from 1975

### Material Information

We have been advised the following;

Electricity- Mains

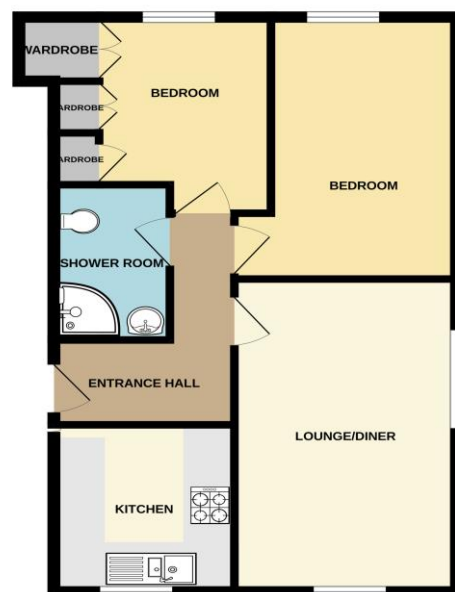
Water and Sewerage- Bristol and Wessex Water

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



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.