

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

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*Sandford Road*

*ORIO £299,950*

- \* *Extended Semi Detached*
- \* *5 Bedrooms*
- \* *3 Reception Rooms*
- \* *Downstairs Cloakroom*
- \* *Low Maintenance Garden*
- \* *NO ONWARD CHAIN*



*114 High Street, Worle, BS22 6HD*

### Description

There is 'no onward chain' with this extended late Victorian semi detached home, offering up to 5 bedrooms on the first floor, in addition to '3' reception rooms on the ground floor, making it extremely flexible. Many will appreciate the inclusion of a downstairs WC, plus the benefits of a low maintenance enclosed rear garden. Sandford Road occupies a level position in close proximity to town amenities.

### Accommodation

#### Entrance

Double glazed front entrance door opening to

#### Entrance Lobby

With tiled floor, painted timber panelling to dado height. Glazed door to

#### Entrance Hall

Staircase rising to the first floor accommodation with built-in under stairs storage cupboard beneath, housing the gas fired boiler and window to side. Radiator, obscure double glazed window to side aspect.

**Lounge** 14' 4" into bay x 13' 7" into recess (4.37m x 4.14m) A southerly facing reception room with double glazed bay window to the front aspect. Coved cornice ceiling with decorative ceiling rose. Feature fireplace with tiled hearth. Radiator.

**Dining Room** 13' 6" x 11' 0" (4.11m x 3.35m)

Coved ceiling, double glazed window to rear aspect.

**Breakfast Room** 9' 5" x 8' 3" (2.87m x 2.51m)

Radiator, obscure double glazed window to side aspect.

Door through to

**Kitchen** 11' 8" x 10' 2" (3.55m x 3.10m) plus built-in pantry storage cupboard with window to side. White gloss wall and base units with work surfaces, sink unit with mixer tap over and tiling to splash backs. Integrated oven and hob with cooker hood over. Space for under counter appliance. Radiator, dual aspect double glazed windows to side and rear. Door to



#### Rear Lobby

Door to rear garden and further door to

#### Downstairs WC

Low level WC and double glazed window to side aspect.

#### First Floor Landing

Access to loft space, double glazed window to side aspect.

**Bedroom 1** 14' 3" into bay x 11' 0" (4.34m x 3.35m)

Radiator, double glazed bay window to front aspect.



**Bedroom 2** 13' 6" x 11' 1" (4.11m x 3.38m) Radiator,

smooth ceiling finish, double glazed window to rear aspect.



**Bedroom 3** 12' 1" x 6' 8" (3.68m x 2.03m) Radiator, smooth ceiling finish, double glazed window to rear aspect.

**Bedroom 4** 12' 2" max into recess x 6' 8" (3.71m x 2.03m) Radiator, smooth ceiling finish, double glazed window to rear aspect.

**Bedroom 5** 8' 0" x 7' 4" (2.44m x 2.23m) plus recess. Timber panelled ceiling. Radiator, double glazed window to front aspect.

**Bathroom** 9' 6" x 4' 9" (2.89m x 1.45m) White suite of panelled bath with mains shower over and side screen, pedestal wash hand basin and low level WC. Heated towel rail. Obscure double glazed window to side aspect.

## Outside

The front of the property is laid to block paving, enclosed with stone walling, providing potential for off road parking facility. The rear garden is finished with low maintenance in mind, laid to patio with raised circular section, enclosed with walling and fencing. Outside tap. Gated side access.

## Tenure

Freehold, council tax band is 'C'.

**The energy rating for this property is 'D'.**

GROUND FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1301 sq.ft. (120.9 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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