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Estate Agents

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# Harris & Lee

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*St Georges*

*£269,995*

- \* 3 Storey Town House
- \* 3 Double Bedrooms
- \* 2 Allocated Parking Spaces
- \* Downstairs Cloakroom
- \* En-suite Shower Room
- \* 14' Kitchen/Diner



114 High Street, Worle, BS22 6HD

### Description

If you are looking for 3 'double' bedrooms, in this price bracket, then this 3 storey town house is sure to appeal. Beautifully maintained by the present owners, the double glazed and gas centrally heated accommodation offers a favoured layout, featuring separate hall and stairs, separate lounge, 14' kitchen/diner, plus that all important downstairs cloakroom. The master bedroom suite occupies the top floor, with en-suite shower facility, and the 2 bedrooms on the first floor are both doubles, the smallest measuring an impressive 11'5" x 8'. The first floor bathroom incorporates both bath and separate shower facility, ideal for the family. The enclosed rear garden has been landscaped with low maintenance in mind and there are '2' allocated off road parking spaces located close by. Internal viewing comes highly recommended.

### Accommodation

#### Entrance

Double glazed front entrance door opening to

#### Entrance Hall

Stairs rising to the first floor. Laminate flooring, radiator, smooth ceiling finish with coving.

#### Downstairs Cloakroom

Low level WC and pedestal wash hand basin. Radiator, smooth ceiling finish with coving. Obscure double glazed window.

**Lounge** 14' 4" x 11' 2" (4.37m x 3.40m) plus useful built-in under stairs storage cupboard. Laminate flooring, radiator, smooth ceiling finish with coving. Double glazed window to front aspect.

#### Kitchen/Diner

14' 3" x 9' 4" (4.34m x 2.84m)  
Shaker style wall and base units with complementing work surfaces, inset 1 and 1/2 bowl sink unit with mixer tap and tiling to splash backs. Fitted oven and 4 ring gas hob with cooker hood over. Integrated dishwasher. Space for upright fridge/freezer and washing machine. Laminate flooring, radiator, smooth ceiling finish with coving. Double glazed window to rear aspect. Double doors to the rear garden.

#### First Floor Landing

Door to lobby and stairs to the second floor. Smooth ceiling finish with coving. Double glazed window to front aspect.

**Bedroom 2** 12' 5" x 8' 0" (3.78m x 2.44m) Laminate flooring, radiator, smooth ceiling finish with coving. Double glazed window to rear aspect.

**Bedroom 3** 11' 5" x 8' 0" (3.48m x 2.44m) Laminate flooring, radiator, smooth ceiling finish with coving. Double glazed window to front aspect.

#### Bathroom

White suite of panelled bath, pedestal wash hand basin and low level WC, plus separate shower cubicle. Radiator, smooth ceiling finish with coving. Double glazed window to rear aspect.

#### Second Floor Suite

**Bedroom 1** 11' 9" x 11' 0" (3.58m x 3.35m) minimum plus stairs and fitted wardrobe storage along one wall. Laminate flooring, radiator, smooth ceiling finish with coving. Double glazed window to front aspect.



**En-suite** 6' 4" x 5' 10" (1.93m x 1.78m) max. Shower cubicle with 'Triton' shower, pedestal wash hand basin and low level WC. Radiator, sky light/window.

### Outside

There are '2' allocated off road parking spaces located in a courtyard nearby, pass the front of the house, bear left, proceed beneath the coach house and the spaces are in the corner to the right hand side. The rear garden is laid to stone chippings, with feature patio seating area, enclosed with fencing.

### 2 Parking Spaces

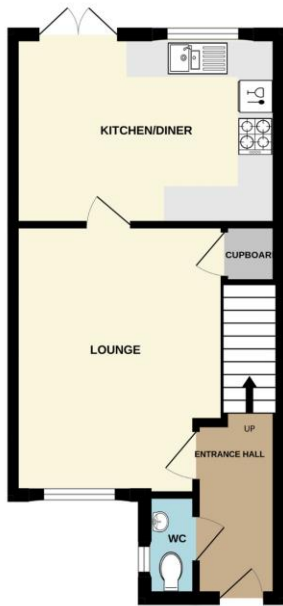


### Tenure

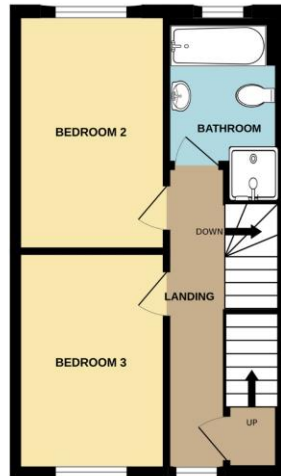
Freehold, council tax band is 'C'.

The energy rating for this property is 'C'.

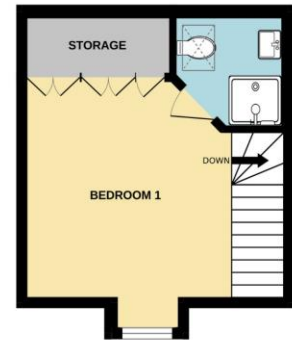
GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR  
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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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