

**Harris & Lee**  
Estate Agents

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# Harris & Lee

Estate Agents

Helping you move with over 100 years combined staff experience



*St Georges*

*£185,000*

- \* Purpose Built First Floor Flat
- \* 18'7" Living Room
- \* 2 Bedrooms
- \* G/C Heating & D/Glazing
- \* Own Private Entrance
- \* Parking/Store to Rear



114 High Street, Worle, BS22 6HD

**Description**

An opportunity to acquire a well presented purpose built first floor flat built by Meadowmead Homes benefitting from its own entrance with door to stairs making the property feel much more private. Some 'quirky' shaped rooms really add character to the double glazed and gas centrally heated accommodation which includes 18'7" living room, separate kitchen, 2 decent size bedrooms and bathroom. Parking to rear which can be seen from the accommodation, plus useful external store close by.

**Accommodation**

**Entrance**

This flat benefits from its own private entrance with door opening to staircase leading to the first floor accommodation.

**Living Room 18' 7" x 12' 6" (5.66m x 3.81m)**

including built-in overstairs storage cupboard. Covered ceiling. TV point. 2 radiators. Dual aspect double glazed windows to front and rear.

**Inner Hallway**

Access to loft space. Radiator.

**Kitchen 10' 1" x 8' 10" (3.07m x 2.69m)**

Fitted wall and base units with roll edge work surfaces. Stainless steel single drainer sink unit with mixer tap over and tiling to splash backs. Fitted oven and four ring gas hob with cooker hood over. Space for washing machine and upright fridge/freezer. Radiator. Covered ceiling. Double glazed window to front aspect.

**Bedroom 1 10' 7" average x 8' 10" (3.22m x 2.69m)**

Approximate measurement for guidance only due to shape and character of the room. Plus fitted wardrobes along one wall. Radiator. Covered ceiling. Double glazed window to front aspect.

**Bedroom 2 11' 9" average ' x 9' 4" max. (3.58m x 2.84m)**

Approximate measurement for guidance only due to shape and character of room. Radiator. Covered ceiling. Double glazed window to rear aspect.

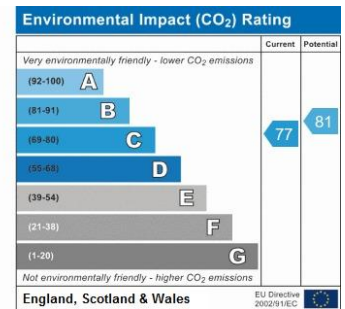
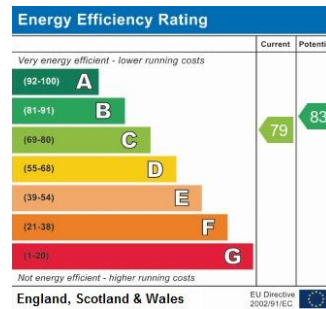
**Bathroom 7' 0" x 5' 9" (2.13m x 1.75m)**

White suite comprising panelled bath with shower and side screen, pedestal wash hand basin and low level WC. Radiator. Coved ceiling. Extractor fan. Obscure double glazed window to rear.

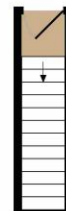
**Outside**

Allocated parking space to rear of property, useful built-in store cupboard shared with one other flat.

**Energy Performance**



TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR APPROX. FLOOR AREA 289 SQ.FT. (26.8 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 625 SQ.FT. (58.1 SQ.M.)

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