



52, California Road, Longwell Green, Bristol,
South Gloucestershire, BS30 9XW

£325,000

This semi-detached property, presented in a lovely condition, is located in the heart of Longwell Green. It lies within easy reach of primary schools and just a short distance from local shops, cafes, and major stores located at Gallagher Retail Park. This super home briefly comprises of a hallway, a spacious lounge, dining room and refitted kitchen with rear porch currently used as a utility area to the ground floor. Upstairs there are three bedrooms and a modern white bathroom. Further benefits include Upvc double glazing, gas central heating (New Boiler 2020), a south facing rear garden and off street parking with a carport for two vehicles. Sure to be of great interest early viewing is highly recommended.

Entrance

The entrance to the property is through a Upvc double glazed door with matching side panel leading into the entrance hallway.

Entrance Hallway

Staircase to the first floor, glazed double doors to the lounge.

Lounge

12' 11" x 12' 0" (3.93m x 3.67m)

Upvc double glazed window to the front, under stair storage cupboard, radiator, TV point, door into the dining room.

Dining Room

Upvc double glazed window to the rear, door into the kitchen, radiator.

Kitchen/Dining Room

15' 3" x 10' 6" (4.64m x 3.20m)

Upvc double glazed window to the side and rear, door and window into the lean to utility area, newly fitted range of wall and base units with square edge work surfaces and upstands,

composite 1.5 sink unit with mixer tap, double electric oven and electric hob, filter hood, space for a dishwasher, space for a fridge/freezer, inset spot lights, tiled flooring, radiator, island incorporating storage and breakfast bar, space for a table and chairs.

Porch/Utility Area

5' 9" x 3' 11" (1.75m x 1.19m)

Upvc double glazed windows on a low wall, Upvc double glazed door to the rear garden, space for a washing machine and tumble dryer.

First Floor Landing

Upvc double glazed window to the side, doors leading into the bedrooms, door into the bathroom, access to insulated and part boarded loft space.

Bedroom One

14' 11" x 8' 6" (4.55m x 2.60m)

Upvc double glazed window to the front, double radiator.





Bedroom Two

8' 10" x 8' 8" (2.68m x 2.65m)

Upvc double glazed window to the rear, fitted wardrobe, double radiator, cupboard housing a Worcester Boiler fitted 2020.

Bedroom Three

9' 3" x 6' 1" (2.82m x 1.86m)

Upvc double glazed window to the front, radiator, over stair bulkhead.

Bathroom

5' 10" x 5' 9" (1.78m x 1.74m)

Upvc double glazed obscure window to the rear, modern white bathroom suite, comprising of a 'P' shape bath with electric shower over, low level WC, vanity wash hand basin, heated towel rail, extractor fan.



Front Garden

There is a driveway to the side of the property providing off street parking for two cars, there is gated access to the rear garden.

Rear Garden

The south facing rear garden is of a generous size, enclosed and mainly laid to lawn with a patio, and raised decked area with covered pergola.



Local Authority

South Gloucestershire

Tenure

Freehold

Council Tax Band

Band C

FLOORPLAN AND EPC TO BE INSERTED WHEN AVAILABLE

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol