

Consumer Protection from Unfair Trading Regulations 2008 We have not fested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from their solicitor. Items shown in photographs are not included unless surveyor. References to the tenure of a property, and check its availablie by separate negotiation. We advise hou to book an appointment to view before embarking on any journey to see a property, and check its availablility.





- Living room
- Separate dining room
- Kitcher
- Downstairs WC
- Three bedrooms to first floor
- Master bedroom and en suite to top floor
- Garage
- Walled, enclosed rear garden
- No chain

PROPERTY TYPE House - Detached

BEDROOMS 4

RECEPTION ROOMS 2

BATHROOMS 2

EPC RATING D

COUNCIL TAX BAND E







Well presented four bedroom detached family home.

Entrance hallway, living room, separate dining room, kitchen and downstairs w.c.

At the first floor are three bedrooms and a family bathroom and at the second is the master bedroom, plus en suite.

With a walled enclosed rear garden, single garage and an off street parking space.

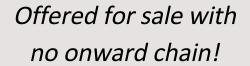
Offered for sale with no onward chain.













the location

Set on the ever popular California Farm, this well located home is close to the amenities of Longwell Green, and the more extensive facilities at Gallagher retail park, including its range of national shops, retailers, gym, cinema complex and swimming pool. there are pleasant green walks down to Willsbridge Mill, and through to Oldland Common close by.

Bristol 4.9 miles Bath 7.9 miles

just a thought...

Although requiring some light redecoration, this well proportioned detached home offers ample space for the young or growing family. A viewing is advised.