

for sale

£325,000



## California Road BRISTOL BS30 8AZ

A fantastic terraced house that has been much improved by the current owners offering open plan living to the ground floor and three good size bedrooms. Benefits from gardens to the front and the rear of the property. Viewing is highly recommended.



# California Road BRISTOL BS30 8AZ

## Entrance Hall

Double glazed door to the front, recently refurbished modern wooden stairs to the first floor, under stairs area for storage, wooden flooring, radiator.

## Lounge/ Dining Area

18' 4" x 14' 2" max ( 5.59m x 4.32m max )  
Light and airy with a double glazed window to the front and double glazed french doors to the rear garden, wooden flooring, new woodwork throughout, two radiators, built in oak shelving, built in hidden shelving, and open plan into the kitchen area.

## Kitchen Area

18' 4" x 9' 8" max ( 5.59m x 2.95m max )  
Two double glazed windows to the rear garden and a double

glazed window to the front. Modern style fitted units with work tops, a large floor to ceiling set of pantry/utility cupboards, one and a half bowl sink unit with mixer tap, integrated dishwasher, built in eye level oven, 4 ring gas hob with cooker hood over, space for fridge/freezer, down lighters, wooden flooring, modern tiled splash backs, wooden shelving, interior glazed door through to hallway. Open plan through to Lounge/Dining Area.

## First Floor Landing

Double glazed window to the rear, built in utility cupboard with space for washing machine.

## Bedroom One

12' 8" x 10' 5" ( 3.86m x 3.17m )  
Double glazed window to the front, spacious fitted wardrobe with built in large storage draw, radiator, loft access with loft ladder.



## Bedroom Two

10' 4" x 9' 7" plus door recsss ( 3.15m x 2.92m plus door recsss )  
Double glazed window to the front, radiator.

## Bedroom Three

8' 4" x 7' 2" ( 2.54m x 2.18m )  
Double glazed window to rear, built in storage cupboard/wardrobe, radiator.

## Bathroom

Two double glazed frosted windows to the rear, a three piece bathroom suite comprising L shape bath with mains shower over, vanity sink unit and low level WC, modern tiled splash backs, down lighters, heated towel radiator.

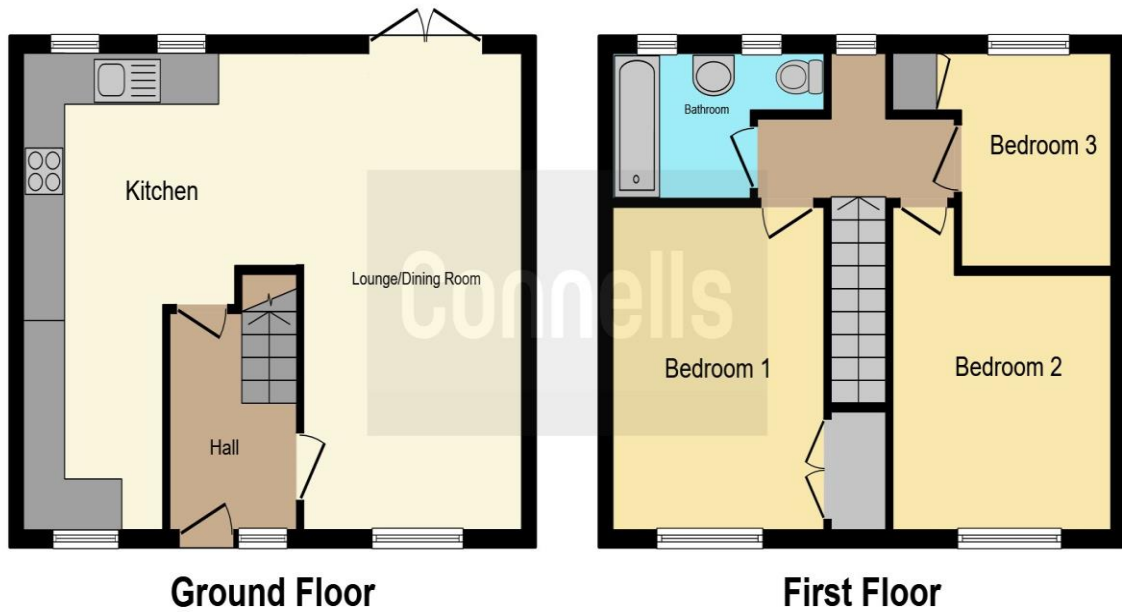
## Front Garden

A lovely enclosed east facing garden. It has a modern wooden fence and gate leading into the quiet lane and is mainly laid to lawn with recently landscaped borders hosting a variety of plants, herbs and shrubs. There is a newly established pond, trees, and a path to the front door. There is a spacious area for bins behind a privacy hedge and an outside tap.

## Rear Garden

The rear west facing garden has been transformed by current owners with a large patio, a lawn area, raised sleeper borders with established plants, shrubs, and trees, a private built in seating area, a wooden shed, a security light and a water tap. Fully enclosed by fences, a surprisingly private, quiet and very sunny garden.





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Property Ref: BLG103866 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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