



23 Californian Parade | Street | BA16 0FZ

FREEHOLD

£365,000

PROPERTY SUMMARY

5  3  2  B 

An immaculately presented five bedroom end of terrace house home within level walking distance to the High Street has come to the market. This versatile, spacious house boasts a living room, kitchen/diner, study, WC, two master bedrooms with ensuites, a further three bedrooms and a family bathroom. Outside has an enclosed rear garden with a dance studio and off road parking. An early viewing is essential to really appreciate what this property has to offer.

Entrance Hall

Radiator. Stairs to first floor. Under stairs storage cupboard. Doors leading to cloakroom, living room and kitchen/diner.

Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Extractor fan.

Living Room

19'2 x 10'11 (5.84m x 3.33m)

Radiator. Double glazed window to front. Double glazed door to side. Through way into study.

Study

11'8 x 8'1 (3.56m x 2.46m)

UPVC double glazed French doors leading on to rear patio. Door through to kitchen/diner.

Kitchen/Diner

18'5 x 11'8 (5.61m x 3.56m)

A range of wall, drawer and base units with wooden work surfaces over. Sink with drainer and mixer tap over. Integrated fridge/freezer. Integrated dish washer. Integrated wine cooler. Triple range cooker with five ring gas hob and cooker hood over. Radiator. UPVC double glazed french doors leading to garden. Double glazed window to rear. Karndean flooring. Throughway to utility room.

Utility Room

14'3 x 8'4 (4.34m x 2.54m)

Space and plumbing for washing machine. Space and plumbing for tumble dryer. Double butler sink with mixer tap over. Radiator. Karndean flooring.

Landing

Airing cupboard. Door leading to bedroom one, two, three, four, five and family bathroom.

Bedroom One

12'2 x 10'11 (3.71m x 3.33m)

Radiator. Built in wardrobe. Double glazed window to front. Door to utility room.



End Of Terrace House
Downstairs WC
Living Room
Kitchen/Diner
Utility Room
Two Master Bedrooms With En Suite
Three Further Bedrooms
Family Bathroom
Dance Studio
Off Road Parking



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En Suite

Double walk in shower. Low level WC. Wash hand basin. Extractor Fan. Shaving point.

Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to rear. Radiator. Door to en suite.

En Suite

Walk in shower. Low level WC. Pedestal wash hand basin. Extractor fan. Shaving point.

Bedroom Three

18'3 x 8'8 (5.56m x 2.64m)

Radiator. Double glazed window to front.

Bedroom Four

8'9 x 11'9 (2.67m x 3.58m)

Radiator. Double glazed window to rear.

Bedroom Five

8'4 x 6'9 (2.54m x 2.06m)

Radiator. Double glazed window to rear.

Bathroom

Low level WC. Wash hand basin. Panelled bath with shower over. Radiator. Extractor fan. Double glazed window to rear.

Dance Studio

10'10 x 9'3 (3.30m x 2.82m)

Fully insulated. Two double glazed windows to front. Double glazed French doors to the front. Full electrics.

Rear of Property

A gate providing side access. Patio and entertaining area. Grass lawn enclosed with wooden fencing. Dance studio.

Front Of Property

A driveway to the side of the property.

Purchasers Note

This is an annual management charge of £252.62 for the upkeep of the communal areas.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



