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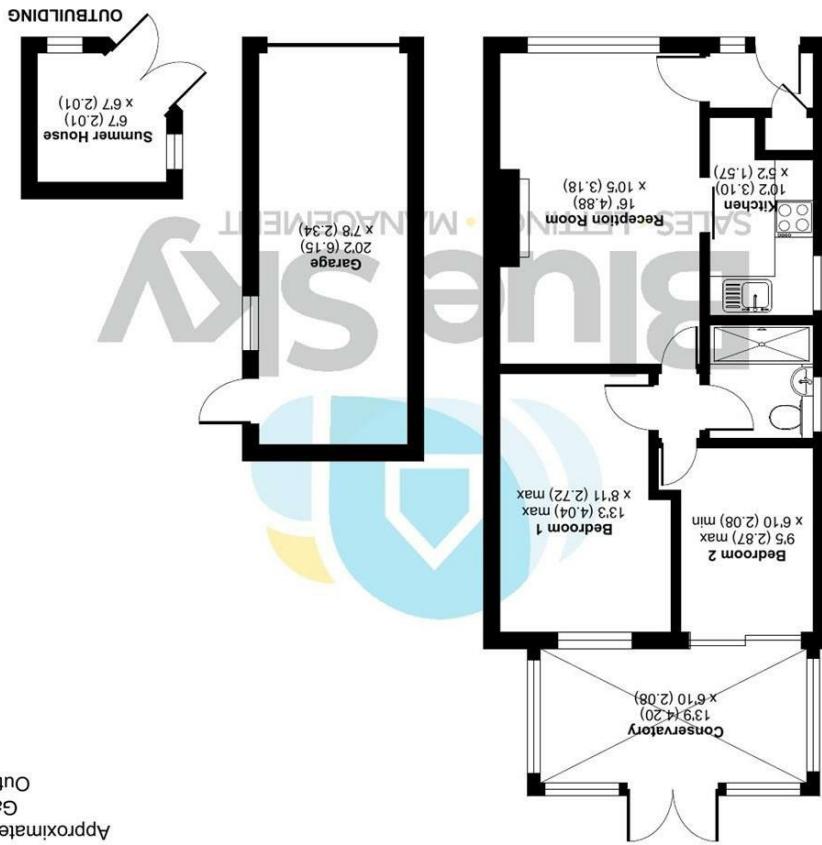
Get in touch to arrange a viewing.

Like what you see?

The logo for Blue Sky, featuring the word "Blue" in a blue sans-serif font above the word "Sky" in a larger, bold blue sans-serif font. Below the text is a stylized graphic element consisting of a blue circle with a white outline, a yellow semi-circle at the bottom left, and a white diamond shape in the center.

Approximate Area = 482 sq ft / 44.8 sq m
 Garage = 155 sq ft / 14.4 sq m
 Outbuilding = 39 sq ft / 3.6 sq m
 Total = 676 sq ft / 62.8 sq m
 For information only - Not to scale

California Road, Bristol, BS30



44 California Road, Longwell Green, Bristol, BS30 9XL

£299,950



Council Tax Band: C | Property Tenure: Freehold

NO CHAIN!! Blue Sky welcomes you to this beautifully presented two bedroom semi-detached bungalow located on California Road in the ever popular area of Longwell Green. Location is ideal as local amenities are close by as well as bus stops and Willsbridge Mill for those who enjoy the outdoors! The current owner has maintained this home to a very high standard, all set to move into! The accommodation comprises: entrance hall, lounge/diner, kitchen, two bedrooms, shower room and conservatory. Further benefits include a front and rear garden, garage and spacious driveway. Sure to be popular, call today to arrange your viewing!



Entrance Hall

Double glazed door and window to front, fuse board, ceiling coving, storage cupboard (housing gas boiler for hot water, gas cooker and gas fires only).

Lounge

16'0" x 10'5" (4.88m x 3.18m)
Double glazed window to front, gas fire and surround, ceiling coving.

Kitchen

10'2" x 5'2" (3.10m x 1.57m)
Double glazed window to side, recess open cupboard housing space for fridge/freezer, wall and base units with worktops over, tiled splash backs, sink and drainer, space for gas cooker, space for washing machine, vinyl flooring, ceiling coving.

Bedroom One

13'3" x 8'11" (4.04m x 2.72m)
Double glazed window to rear, ceiling coving.

Bedroom Two

9'5" x 6'10" (2.87m x 2.08m)
Wall mounted gas fire, ceiling coving, loft access, double glazed patio doors to conservatory.

Shower Room

Double glazed window to side, W.C, wash hand basin with vanity, shower cubicle, tiled flooring, part tiled walls, wall mounted heater.

Conservatory

13'9" x 6'10" (4.19m x 2.08m)
Tiled flooring, Of UPVC and brick construction, double glazed windows and double glazed French doors to rear garden.

Garage

20'2" x 7'8" (6.15m x 2.34m)
Up and over door to front, side door to rear garden, window to side.

Rear Garden

Gravel area, patio, shrub, open side access, summer house.

Driveway

Parking for several cars, outside tap.

Front Garden

Pathway to front door, laid to gravel.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

