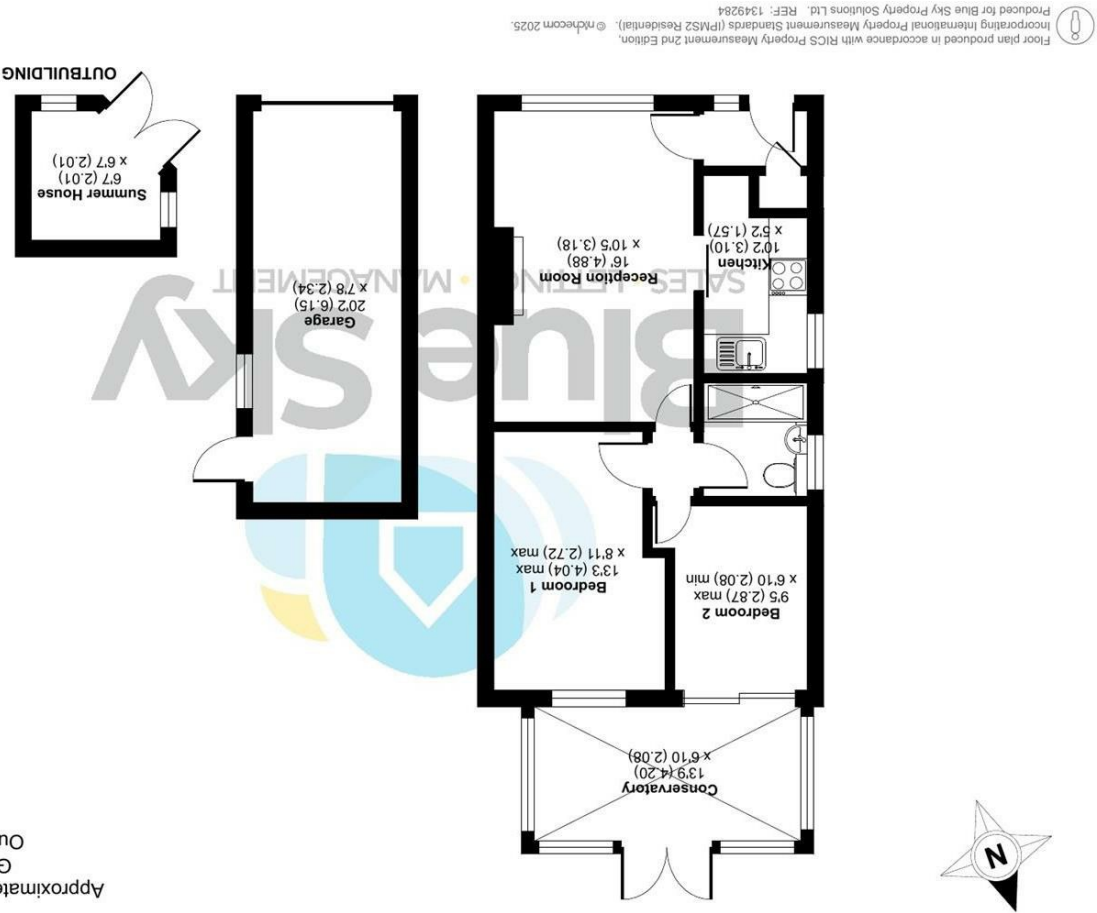




### California Road, Bristol, BS30

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 identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2025. Produced for Blue Sky Property Solutions Ltd. REF: 1349284

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

#### The Important Bit!

Don't forget to register and stay ahead of the crowd.

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See all of our amazing properties and get lots of help at:

28 Ellacombe Road, Bristol, BS30 9BA

[info@bluesky-property.co.uk](mailto:info@bluesky-property.co.uk)

T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?





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
		