



Connells

California Road
Bristol



Property Description

Situated on California Road in Bristol, this well-presented two-bedroom semi-detached home offers comfortable and practical living, making it an ideal purchase for first-time buyers, downsizers, or investors. The property features two generous double bedrooms, a spacious living area, and a well-appointed bathroom.

Externally, the home benefits from a beautifully landscaped rear garden, providing the perfect space for relaxing or entertaining, while the garage offers valuable storage or secure parking. Combining well-proportioned accommodation with excellent outdoor space, this delightful home presents a fantastic opportunity in a popular Bristol location.

The centre of Longwell Green has a Tesco convenience store with post office, supermarket, various takeaways, public house, and village hall. Local schools include Longwell Green Primary School, Somerdale Primary Academy, Barrs Court Primary School and Parkwell Primary School.

Gallagher Retail Park some 1.5 miles away has a good range of outlets including Marks and Spencer, Boots, B&Q and Asda Superstore as well as being adjacent to the Bristol Ring Road and Aspects Leisure Park and Cinema.

Keynsham Railway Station is 2 miles away

with the Town itself providing a good range of amenities while the City of Bristol which offers facilities on a regional scale is some 5.5 miles away The UNESCO World Heritage City of Bath is 8 miles to the east.

Ground Floor Accommodation

Porch

Double Glazed Window to Front, Door to Property

Living / Dining Room

Double Glazed Window to Front, Door to Kitchen, Stairs up to First Floor

Kitchen

Double Glazed Window and Door to Rear Garden, Range of Wall and Base Units with Work Surface Over, Tiled Splash Back Around, Inset Sink with Draining Board and Mixer Tap, Built in Oven with Gas Hob and Extractor Hood Over, Space and Plumbing for Washing Machine, Space for Appliances

First Floor Accommodation

Bedroom 1

Double Glazed Window to Front, Radiator

Bedroom 2

Double Glazed Window to Rear, Radiator

Bathroom

Obscure Double Glazed Window to Side, Three Piece Suite Comprising of WC, Vanity Sink Unit and Panel Bath with Shower and Screen Over, Tiled to Water Sensitive Areas, Chrome Heated Towel Rail

External Features

Rear Garden

Mostly Laid to Patio with Small Lawn Area

Garage

Double Glazed Window to Side, Up and Over Door, Power and Light

Parking

Driveway Parking for up to 6 Cars

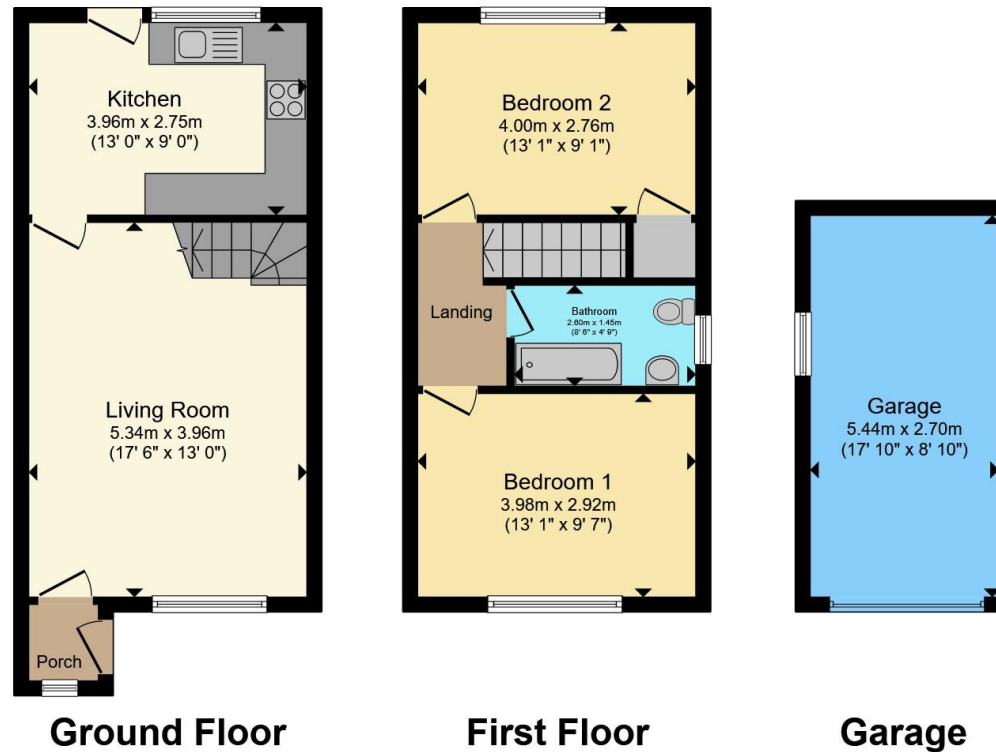
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of required identity checks and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 81.5 m² (877 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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131 Bath Road Longwell Green
BRISTOL BS30 9DD

EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104718



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