

for sale

offers in excess of **£230,000**



California Road Bristol BS30 8AZ

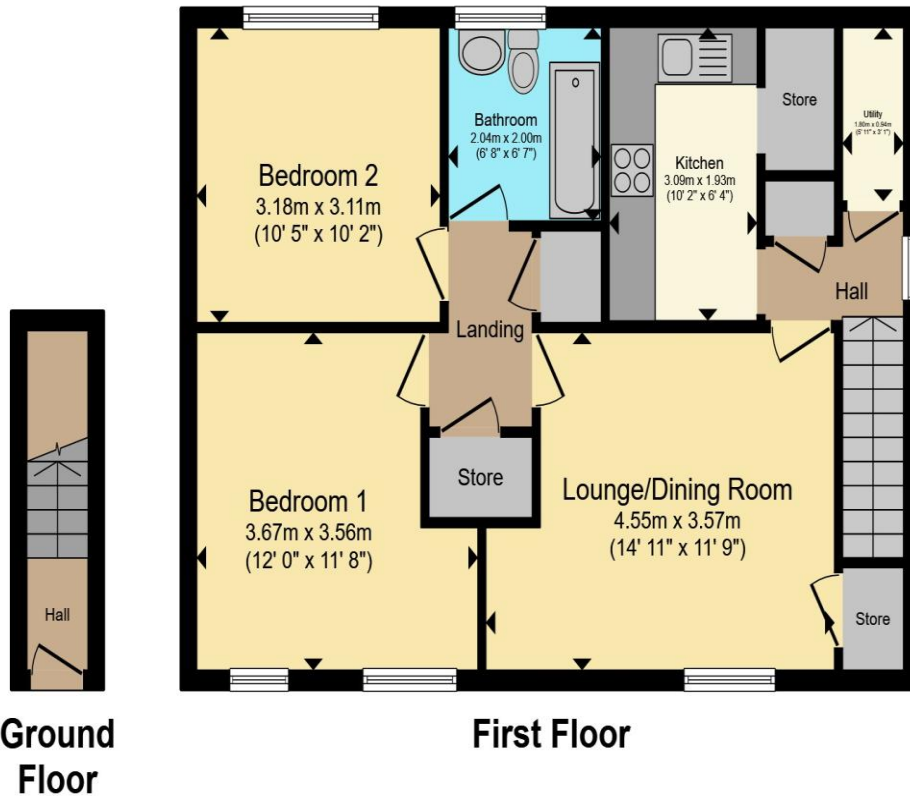
BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE COMPLETE WITH LARGE ENCLOSED REAR GARDEN, PRIVATE ACCESS AND BRICK BUILT OUTBUILDING.



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Total floor area 65.3 m² (703 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



To view this property please contact Connells on

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131 Bath Road Longwell Green
 BRISTOL BS30 9DD

Property Ref: BLG104454 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 179.04

Ground Rent: 10.00

view this property online [connells.co.uk/Property/BLG104454](https://www.connells.co.uk/Property/BLG104454)

This is a Leasehold property with details as follows; Term of Lease 108 years from 10 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold backs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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