



30 Californian Parade | Street | BA16 0FZ

FREEHOLD

£295,000

PROPERTY SUMMARY



This excellently presented three-bedroom home has come to the market, offering spacious and well-designed accommodation throughout. The property comprises a living room, kitchen/diner, utility room and downstairs WC. Upstairs, the master bedroom benefits from an en-suite bathroom and balcony, along with two further bedrooms and a family bathroom.

Outside, the property features a beautifully landscaped rear garden and a garage. Don't miss the opportunity to make this wonderful property your new home.

Entrance Hall

Radiator. Stairs to first floor. Door to living room.

Living Room

17'8 x 11'6 (5.38m x 3.51m)

Radiator. Under stairs storage cupboard. Floor to ceiling double glazed windows. Double doors leading to kitchen/diner.

Kitchen/Diner

18'1 x 9'0 (5.51m x 2.74m)

A range of wall, drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Tiling to splash prone areas. Integrated electric oven, gas hob and cooker hood over. Upright fridge/freezer. Double glazed window to rear. Double glazed double doors leading to rear garden. Door to utility room .

Utility Room

Radiator. Base unit with work surface over. Space and plumbing for a washing machine. Double glazed door leading to garden. Door leading to WC.

WC

Low level WC, wash hand basin. Tiling to splash prone areas. Radiator. Extractor fan.

Landing

Airing cupboard. Doors leading to bedroom one, two, three and bathroom.

Bedroom One

11'3 x 9'5 (3.43m x 2.87m)

Radiator. Double french doors leading to balcony. Double glazed window. Dressing area. Double wardrobe. Door to ensuite.



End Of Terrace House

Living Room

Kitchen/Diner

Downstairs WC

Master Bedroom With Ensuite

Two Further Bedrooms

Bathroom

Balcony

Garage

Landscaped Garden



INTERESTED IN THIS PROPERTY

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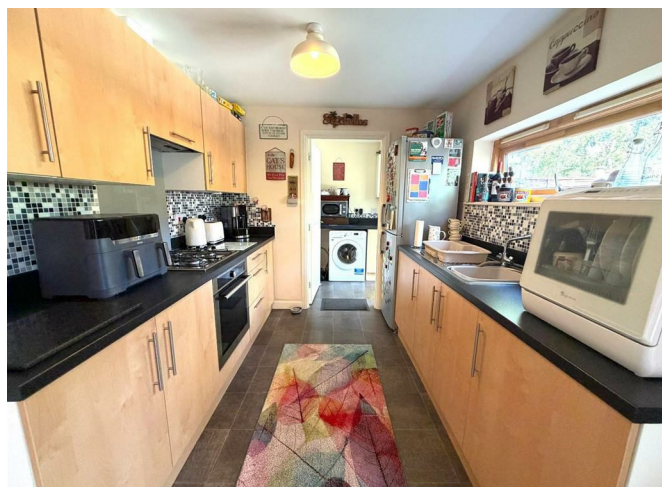
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Ensuite

Low level WC, wash hand basin and double walk in shower. Tiling to splash prone areas. Radiator. Extractor fan.

Bedroom Two

14'7 x 12'5 (4.45m x 3.78m)

Radiator. Built in wardrobe. Two double glazed windows.

Bedroom Three

12'6 x 7'1 (3.81m x 2.16m)

Radiator. Double glazed window.

Bathroom

Low level WC, wash hand basin and panelled bath. Tiling to splash prone areas. Radiator. Double glazed obscure window. Extractor fan.

Rear Garden

Landscaped garden, enclosed with wooden fencing. Patio and entertaining area. Low maintenance artificial garden. Gravel area. Various plants and bushes. Side Gate.

Garage

17'1 x 7'8 (5.21m x 2.34m)

Up and over door. Power and light.

Front Of Property

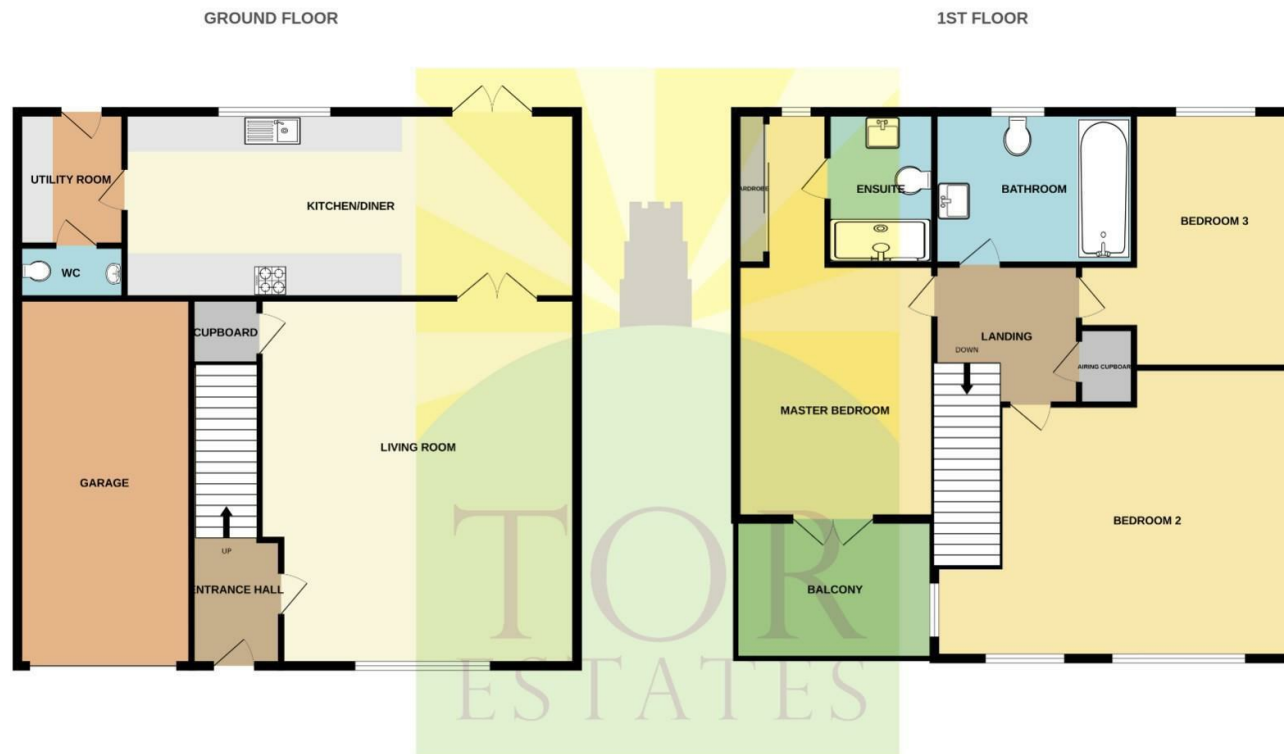
Gravel area. There is a space outside the front of the property for a vehicle.

Purchasers Note

There is an estate management charge of £363.20 per annum for the upkeep of the communal areas.

Disclaimer

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



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