

Connells

California Road
Bristol

# California Road
# Bristol BS30 9XJ

for sale
**£325,000**







## 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.







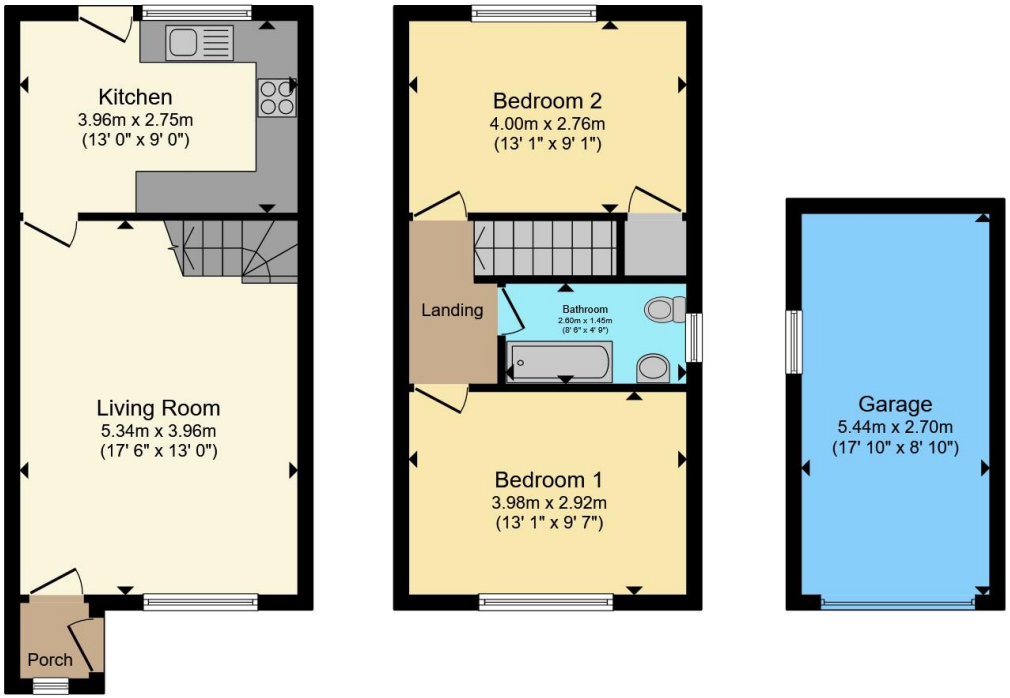









YOU




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

**T 0117 932 8684**
**E longwellgreen@connells.co.uk**

131 Bath Road Longwell Green
BRISTOL BS30 9DD

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

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

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.