

7 Californian Parade | Street | BA16 0FZ

FREEHOLD

£345,000

## PROPERTY SUMMARY



This excellently presented, spacious home on Californian Parade has come to the market. The heart of the home is the open plan kitchen and dining area, which creates a warm and inviting atmosphere for family gatherings and dinner parties. The living room features a delightful balcony terrace, allowing you to enjoy the fresh air whilst sipping your morning coffee or unwinding in the evening. The property has a master bedroom complete with an en suite bathroom and a dressing room, along with two further bedrooms and a bathroom this house is designed to cater to your every need. Outside is a well maintained rear garden, two allocated parking space's and a garage. Don't miss the opportunity to make this wonderful property your new home.

### Ground Floor

#### Entrance Hall

Radiator. Double doors leading into a storage cupboard. Door leading to WC. Door leading to kitchen/diner. Stairs to first floor.

#### WC

Low level WC. Wash hand basin with mixer tap over. Radiator. Extractor fan.

#### Kitchen/Diner

22'5 x 15'3 (6.83m x 4.65m)

A range of wall drawer and base units with laminate work surfaces over. Stainless steel sink with drainer and mixer tap over. Integrated electric oven, gas hob and cooker hood over. Space for an upright fridge/freezer. Integrated dishwasher. Integrated washing machine. Space for dining table and chairs. Double glazed French doors leading on to rear garden.

#### First Floor Landing

Radiator. Doors leading to living room, bedroom two and family bathroom.

#### Living Room

21'2 x 17'8 (6.45m x 5.38m)

Radiator. Double glazed window to front. Door leading on to front balcony.

#### Bedroom Two

11'7 x 12'8 (3.53m x 3.86m)

Radiator. Double glazed window to rear.

#### Bathroom

Three piece white suite, low level WC, wash hand basin and panelled bath with shower over. Tiling to splash prone areas. Radiator. Extractor fan. Double glazed obscure window to rear.



Eco Townhouse

Overlooking The Crescent

Open Plan Kitchen/Diner

Living Room With Balcony

Master Bedroom With En Suite

Two Further Double Bedrooms

Bathroom

Rear Garden

Garage & One Allocated Parking Space



## INTERESTED IN THIS PROPERTY

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Your property may be repossessed if you do not keep up repayments on your mortgage



## Second Floor Landing

Radiator. Doors leading to master bedroom, bedroom three and walk in wardrobe. Airing cupboard.

## Master Bedroom

17'6 x 11'4 (5.33m x 3.45m)

Fitted wardrobes. Radiator. Velux window. Double glazed window to front. Door leading to en suite.

## En Suite

Low level WC, wash hand basin and walk in shower. Tiling to splash prone areas. Extractor fan. Shaving point. Heated towel rail.

## Bedroom Three

10'3 x 7'2 (3.12m x 2.18m)

Radiator. Velux window.

## Garden

Patio and entertaining area. Artificial grass enclosed with wooden fencing

## Purchasers Note

There is a annual management fee of approximately £300.00 for the upkeep of the communal areas. Additional parking spaces available on the estate.

## Disclaimer

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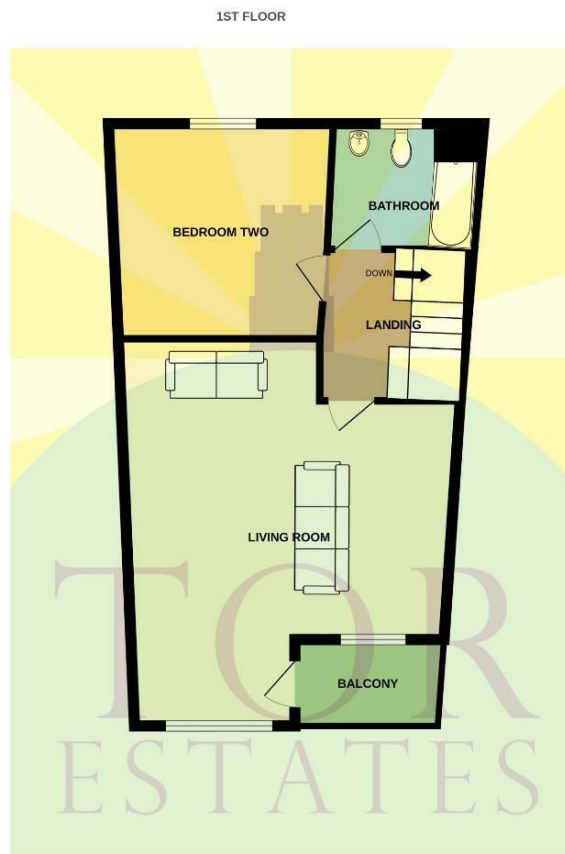
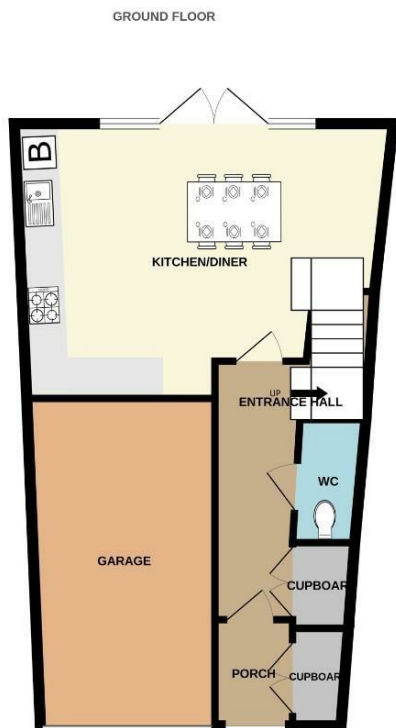
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient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

