



Normandy Drive, Bristol, BS37 4FJ

£190,000



Nestled in the heart of Yate, Bristol, this charming first-floor flat on Normandy Drive offers a delightful blend of comfort and convenience. With two bedrooms, this property is perfect for individuals, couples, or small families seeking a modern living space.

As you enter, you are greeted by a secure telephone entry system that leads you into a welcoming entrance hall. The open-plan lounge and dining area create a spacious and inviting atmosphere, ideal for both relaxation and entertaining. The modern kitchen is thoughtfully designed, providing a functional space for culinary enthusiasts.

The flat features a bright and airy family bathroom, finished in crisp white, ensuring a fresh and clean environment. Double glazing throughout the property enhances energy efficiency and provides a peaceful retreat from the hustle and bustle of daily life. The gas central heating system ensures warmth and comfort during the cooler months.

One of the standout features of this property is its prime location. Just a short walk away, you will find Yate Town Shopping Centre, along with a variety of local amenities, making everyday errands a breeze. Additionally, the property comes with the added benefit of a designated parking space, a rare find in such a convenient area.

With no upward chain, this flat is ready for you to move in and make it your own. Whether you are looking to invest or seeking a new home, this property presents an excellent opportunity in a desirable location. Do not miss the chance to view this lovely flat and experience all it has to offer.



Door into

Hallway

Telephone entry system, radiator, storage cupboard, doors into

Open Plan Living Space

Lounge/Diner 15'2" x 14'5" max

Double glazed window and double glazed Juliette balcony, two radiators, opening into

Kitchen 8'11" x 8'4" max

Double glazed window, range of wall, drawer and base units with work surface over, stainless steel sink unit with mixer tap, electric oven with gas hob, stainless steel splashback and extractor fan over, spaces for fridge/freezer, dishwasher and plumbing for washing machine, cupboard housing gas boiler.

Bedroom One 13'10" x 8'2" max

Double glazed window to radiator.

Bedroom Two 8'6" x 7'5"

Double glazed window to radiator.

Bathroom 9'4" x 5'

White suite comprising, panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, radiator, extractor fan.

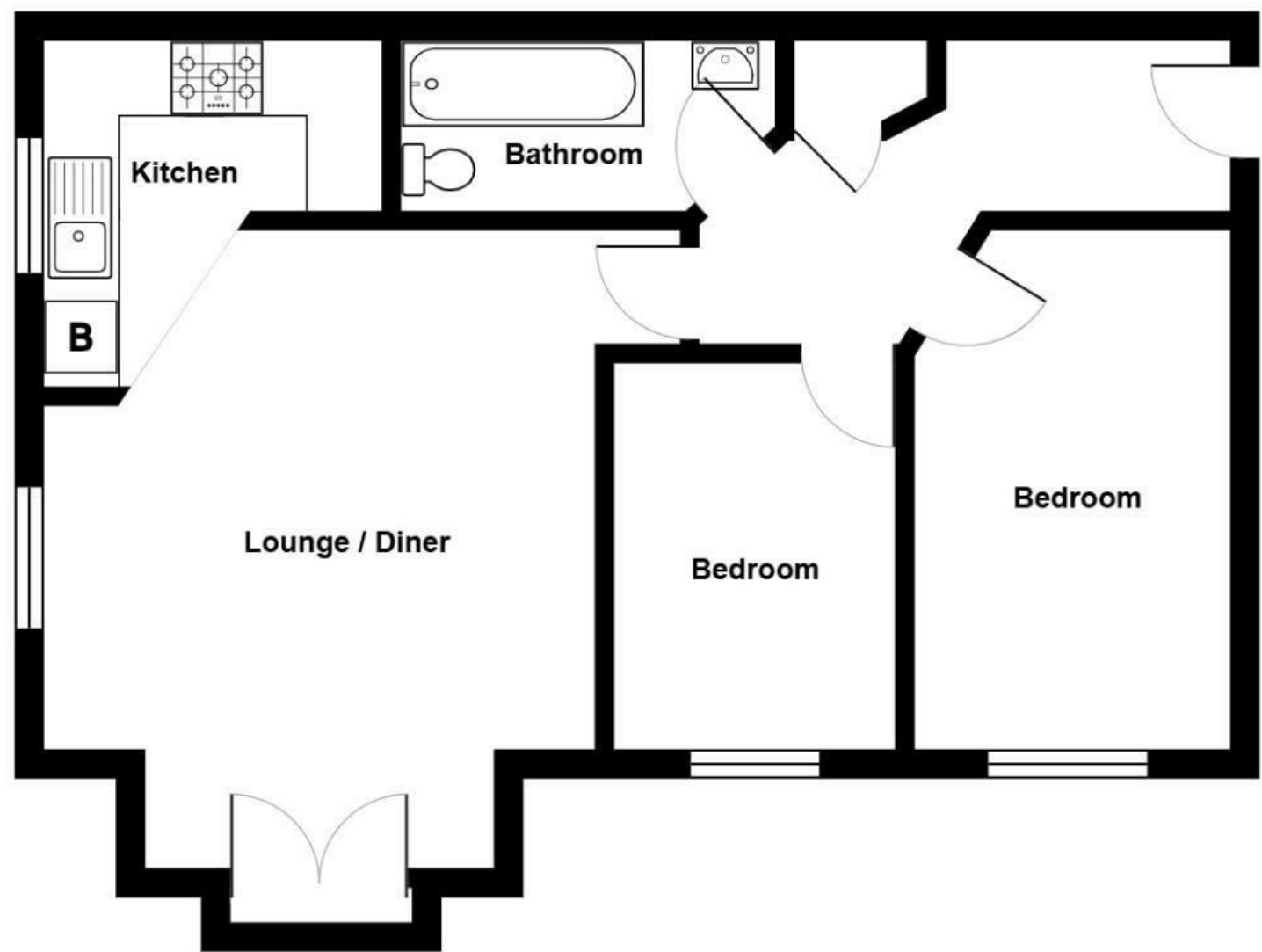
Outside

There is a communal bin store area and allocated parking space.

Agents Note

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Leasehold
Council Tax Band: B



- First Floor Apartment
- Close to All Amenities
- Open Plan Living
- Living Room with Juliette Balcony
- Modern Kitchen
- White Bathroom
- Two Bedrooms
- Gas Central Heating
- Double Glazed
- Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.