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Normandy Drive

Yate, Bristol, BS37 4FG

Offers In Excess Of £195,000



This well presented two bedroom top floor flat offers open planned living accommodation comprising: an entrance hall, lounge/diner, modern kitchen, pristine shower room and two bedrooms. Further benefits are double glazing and a parking space. A credit to the present owners we advise an internal inspection for full appreciation!



Entrance Hall

Entrance door, fitted wardrobe, storage cupboard, access to loft space, radiator.

LOUNGE/DINER 14' 2" x 13' 8" (4.27m 0.61m x 3.96m 2.44m)

Double glazed window to side, double glazed doors to front. two radiators.

KITCHEN 10' 7" x 7' 7" max - 5' 1" (3.05m 2.13m x 2.13m 2.13m max - 1.52m 0.30m)

Double glazed window to side, range of modern wall and base units, stainless steel single drainer sink unit, built in electric oven and gas hob, extractor hood, space for fridge freezer and space for washing machine and space for dishwasher. cupboard housing Ideal gas boiler, laminate flooring.

BEDROOM ONE 12' 11" (to inside of wardrobe) x 8' 10" (3.66m 3.35m (to inside of wardrobe) x 2.44m 3.05)

Double glazed window to front, built in wardrobe, radiator.

BEDROOM TWO 8' 7" x 8' 7" (2.44m 2.13m x 2.44m 2.13m)

Double glazed window to front, radiator.

SHOWER ROOM 8' 5" x 5' 0" (2.44m 1.52m x 1.52m 0.00m)

Tiled shower are with shower screen, vanity wash hand basin, W/C, part tiled walls, tiled floor, heated towel rail.

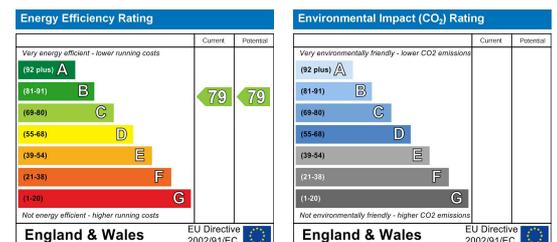
PARKING

One allocated parking space.

Area Map



Energy Efficiency Graph



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.

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