



69 Normandy Drive , Bristol, BS37 4FJ

- Four Bedroom Semi Detached
- Family Bathroom
- South Facing Rear Garden
- Downstairs Cloakroom
- En Suite
- Garage and Hardstanding For Two Cars
- Lounge/Diner
- Gas Central Heating
- Walking Distance to Yate Shopping Centre

£325,000

HUNTERS[®]
HERE TO GET *you* THERE

This four bedroom semi detached town house is situated within walking distance of Yate Shopping Centre and offers the following accommodation over three floors. On the ground is an entrance hall, lounge/diner, kitchen and downstairs cloakroom. On the first floor are two bedrooms and a bathroom and on the second floor is an en suite master bedroom and further bedroom. Further benefits are gas central heating and double glazing and to the outside is a south facing rear garden and a garage with of road parking for two cars. We advise an early viewing in order to secure this family home!

ENTRANCE HALL

Entrance door to front, stairs to first floor, laminate flooring, doors into

DOWNSTAIRS CLOAKROOM

Vanity wash hand basin, W/C, radiator.

LOUNGE

13'7" x 12'10"

Double glazed French doors to rear garden, TV point, laminate flooring, two radiators.

KITCHEN

16'10" x 6'2"

Double glazed window to front, range of wall and base units, stainless steel single drainer sink unit, work surfaces, built in electric oven and gas hob, space for washing machine, breakfast bar, gas boiler, radiator.

FIRST FLOOR LANDING

Double glazed window to front,

BEDROOM TWO

12'10" x 12'3"

Double glazed window to rear, radiator.

BEDROOM FOUR

11'0" x 6'4"

Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, bath with shower over, pedestal wash hand basin, W/C, part tiled, radiator.

SECOND FLOOR LANDING

BEDROOM ONE

15'4" x 13'0"

Double glazed window to rear, radiator.

EN SUITE

Double shower cubicle, vanity wash hand basin, W/C, tiled surround, radiator.

BEDROOM THREE

11'8" x 9'4"

Double glazed window to front, airing cupboard, radiator.

FRONT GARDEN

Front garden of bushes.

REAR GARDEN

Lawn, outside tap, garden shed.

GARAGE

Single garage with hardstanding for two cars.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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 	

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

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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