



Normandy Drive

Yate, BS37 4FG

Offers In Excess Of £180,000



Offered for sale with no upward chain is this two bedroom second floor apartment. Close to local amenities this property offers open plan living accommodation and would be a great investment property or first time home. Early internal viewing is strongly advised.



ENTRANCE HALLWAY

Intercom entry system, radiator, storage cupboard, doors into

OPEN PLAN LIVING 19'5" x 11'5" max (5.92 x 3.48 max)

Double glazed French Doors with Juliette balcony with green open outlook. Two radiators, TV point.

KITCHEN 10'10" x 8'3" max (3.30 x 2.51 max)

Wall and base units with work surface over, stainless steel sink unit with mixer tap, integrated electric oven with gas hob and extractor fan over, spaces for dishwasher, fridge/freezer and plumbing for washing machine, unit housing gas boiler.

BEDROOM ONE 13'11" x 8'2" (4.24 x 2.49)

Double glazed window to the rear with views, radiator.

BEDROOM TWO 8'6" x 7'5" (2.59 x 2.26)

Double glazed window to the rear, with views, radiator.

BATHROOM 9'4" x 5'1" (2.84 x 1.55)

White suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, radiator.

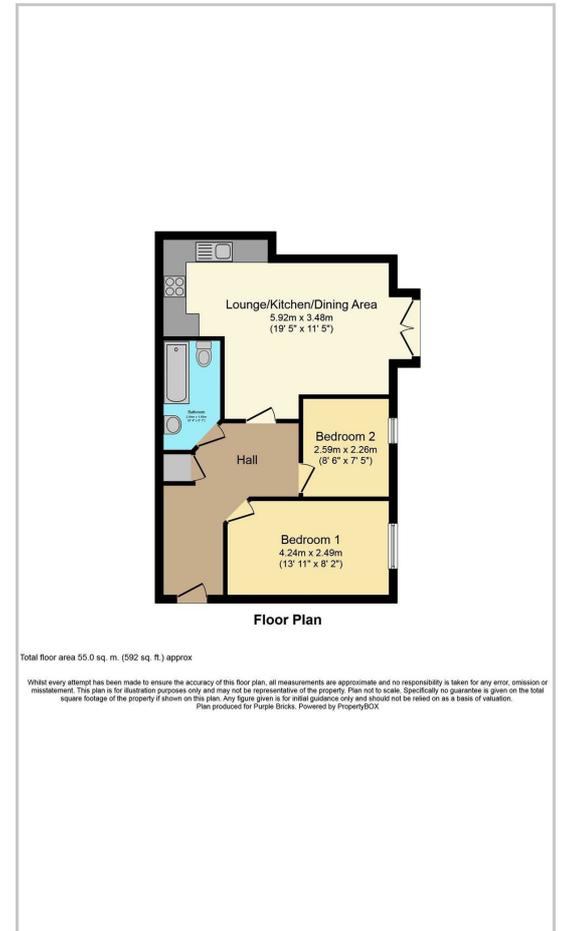
OUTSIDE

Allocated Parking Space.

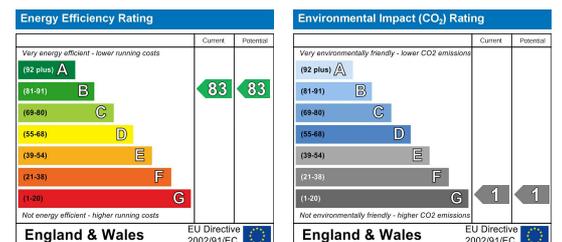
Area Map



Floor Plans



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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