



Normead Drive, Yate Bristol BS37 7FT

welcome to

Normead Drive, Yate Bristol

*** SOUTH FACING GARDEN ***OFF STREET PARKING *** A beautifully finished three bedroom offering the following: Entrance hall, kitchen diner, lounge, cloakroom, three bedrooms, ensuite and bathroom. The property has a generous rear garden and parking for multiple vehicles.

Entrance Hall

Double glazed composite door to front, radiator, wood effect luxury vinyl tile floor.

Cloakroom

Hand wash basin, w/c, radiator, luxury vinyl tiled flooring

Lounge

16' 3" x 15' 1" (4.95m x 4.60m)

Double glazed window to front, radiator

Kitchen/Diner

15' 1" x 10' 6" (4.60m x 3.20m)

Double glazed windows and French doors to garden, a modern fitted kitchen with both wall and floor units and work surfaces over, tiled splashbacks, stainless steel sink & drainer, integrated dishwasher & washer/dryer, integrated fridge freezer, combi boiler, spotlights inset to ceiling, understairs storage, underfloor heating topped with tiled floor.

Landing

Doors to all rooms, loft access which is insulated.

Master Bedroom

Double glazed window to front, radiator, fitted wardrobes and door to ensuite

Ensuite

Shower cubicle with electric shower, w/c, wash hand basin, part tiled walls, spotlights, extractor fan, wall mounted mirror with light feature, tiled flooring.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m)

Double glazed window to rear aspect, radiator

Bedroom Three

8' 9" x 6' 3" (2.67m x 1.91m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to rear aspect, w/c, wash hand basin, bath with mixer taps and thermostatically controlled shower over, extractor fan, spotlights, part tiled walls, tiled flooring

Front Garden

Laid to block paving and providing parking for two cars side by side.

Rear Garden

A generous Southerly facing garden fully enclosed by boundary fence with gated side access. Extended patio to artificial lawn and composite decking to rear.





view this property online allenandharris.co.uk/Property/CPS105254



welcome to

Normead Drive, Yate Bristol

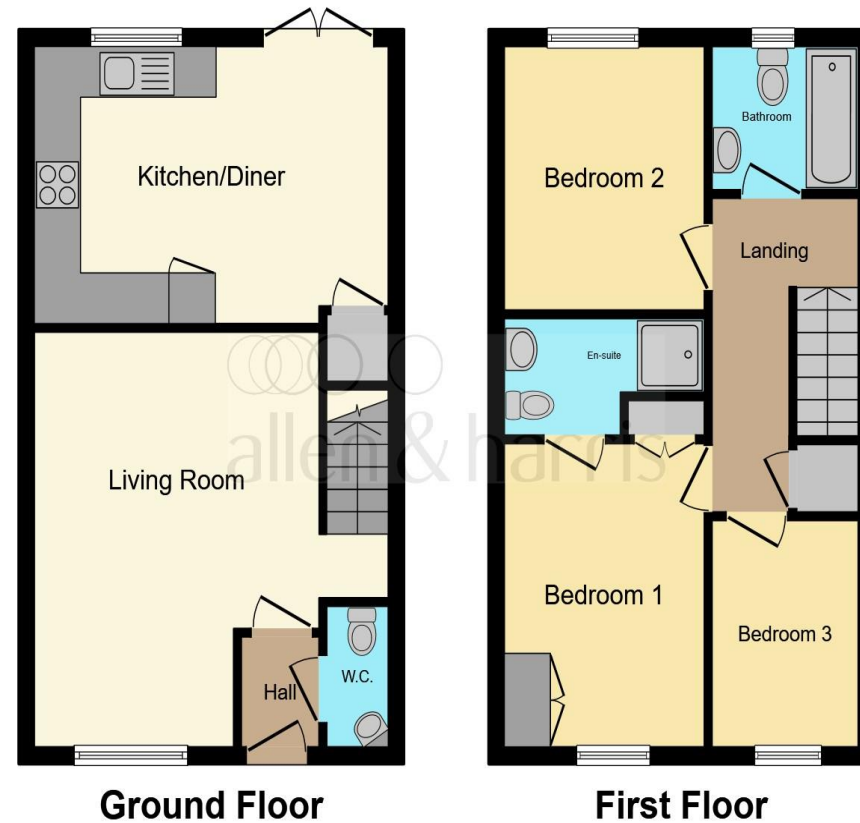
- Three Bedroom End Of Terrace Family Home
- Kitchen/Diner
- Cloakroom, Bathroom & Ensuite
- Generous SOUTH Facing Garden
- Parking For TWO Vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers in excess of

£320,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online allenandharris.co.uk/Property/CPS105254



Property Ref:
CPS105254 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



01454 318387



ChippingSodbury@allenandharris.co.uk



7 High Street, Chipping Sodbury, BRISTOL,
Avon, BS37 6BA



allenandharris.co.uk