



2 Normead Drive, Yate, Bristol

- End of Terrace
 - Lounge
 - Cloakroom
 - Bathroom
- Tandem Parking Spaces
- Built 2022
- Fitted Kitchen/Diner (Built in Appliances)
 - 2 Double Bedrooms
 - South Westerly Garden
 - No Upward Chain

£285,000

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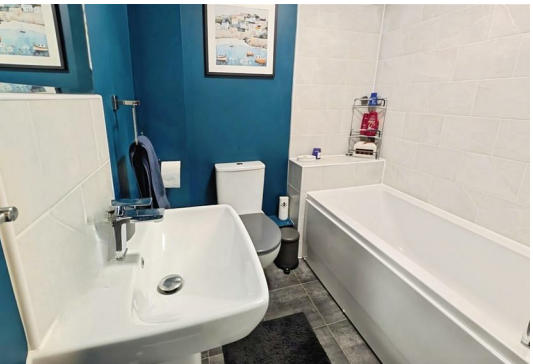
HERE TO GET *you* THERE

This charming end-of-terrace house, built in 2022 by Barrett Homes, offers a perfect blend of modern living and comfort. The property is well presented and boasts a welcoming porch that leads into a lounge, ideal for relaxation. The ground floor also features a contemporary fitted kitchen/diner, complete with a cloakroom for added convenience.

Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom, finished in white, serves as a stylish and functional space for daily routines.

This home benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The south-westerly facing enclosed rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property includes double tandem parking to the rear, offering practical solutions for vehicle storage.

With no upward chain, this property presents an excellent opportunity for both first-time buyers and those looking to downsize. Its modern features and prime location make it a must-see for anyone seeking a comfortable and stylish home in Yate.



Porch

Double glazed door, wood effect flooring, radiator, door into

Lounge

12'11" - 9'3" x 12'

Double glazed window to the front, TV point, radiator, stairs to 1st floor, wood effect flooring, further door into

Kitchen/Diner

11' x 7'8"

Double glazed French doors with matching double glazed side windows to the rear, range of modern wall, drawer and base units with work surface over, under lighting and kick board heating, electric cooker and hob with splash back and extractor hood over, integrated appliances to include fridge/freezer, slimline dishwasher, and washing machine, wall cupboard housing gas boiler, tiled flooring, extractor fan, under stairs storage cupboard, door into

Cloakroom

White suite comprising WC, pedestal wash hand basin with tiled splash back, extractor fan, vinyl tiled effect flooring.

First Floor Landing

Access to loft space, radiator, doors into

Bedroom One

12'11" x 9'4"

Double glazed window to the front, radiator, built in cupboard, recess with space for wardrobes.

Bedroom Two

12'11" x 7'9"

Double glazed window to the rear, radiator.

Bathroom

6'5" x 5'11"

White suite comprising, paneled bath with shower over, pedestal wash hand basin, WC, part tiled walls, radiator, vinyl tiled effect flooring, shaver socket.

Outside

The front has shrub border steps leading to the front door.

The enclosed south westerly rear garden is mainly laid to lawn, garden shed, pathway leading to the rear.

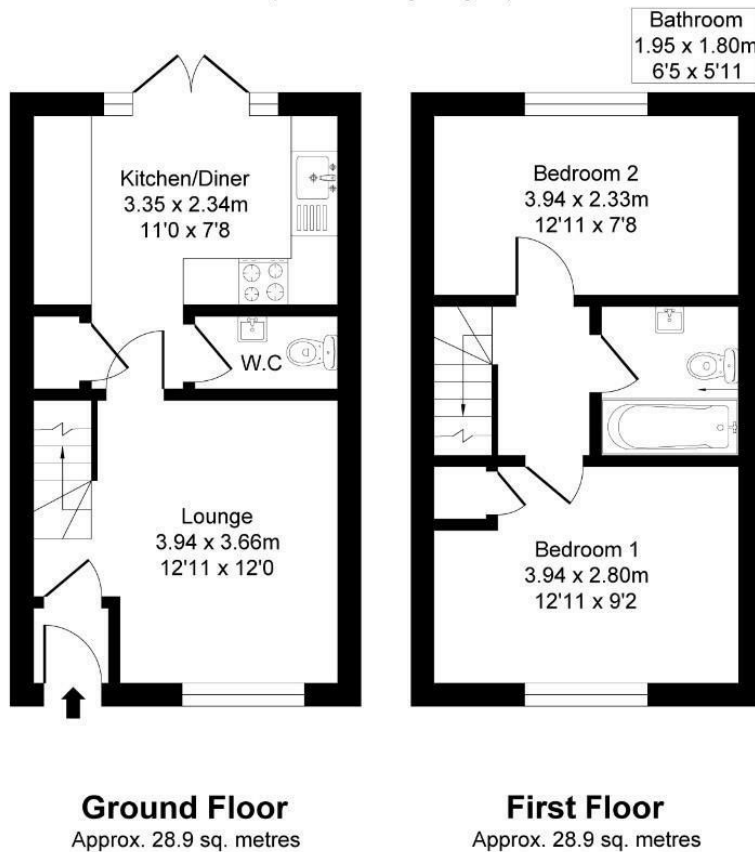
Parking

There is allocated tandem parking to the rear for two vehicles.

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"

2 Normead Drive
Approximate Gross Internal Area
57.91 sq m / 623 sq ft
(CH = Ceiling Heights)



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		97
(81-91) B	83	
(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.

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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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