FOR SALE



Normandy Drive

Yate, Bristol, BS37 4FH

YATE, BRISTOL

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Yate, Bristol, BS37 4FH

OFFERS IN EXCESS OF

£210,000

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

665 SQ FT

665 ST FT	COACHHOUSE
GREAT LOCATION	GARAGE
OFF STREET PARKING	MODERN
WELL PRESENTED	



THE PROPERTY

Nestled in the sought-after location of Normandy Drive in Yate, Bristol, this charming two-bedroom coach house presents an excellent opportunity for comfortable living. The property boasts a spacious open-plan kitchen, dining, and living area, perfect for both entertaining guests and enjoying quiet evenings at home.

The two generously sized double bedrooms provide ample space for relaxation and rest, while the two well-appointed bathrooms ensure convenience for residents and visitors alike. Additionally, the property includes a garage, offering secure parking and extra storage options.

This delightful coach house combines modern living with a desirable location, making it an ideal choice for first-time buyers, small families, or those looking to downsize. With its inviting atmosphere and practical layout, this home is sure to impress. Don't miss the chance to make this lovely property your own.







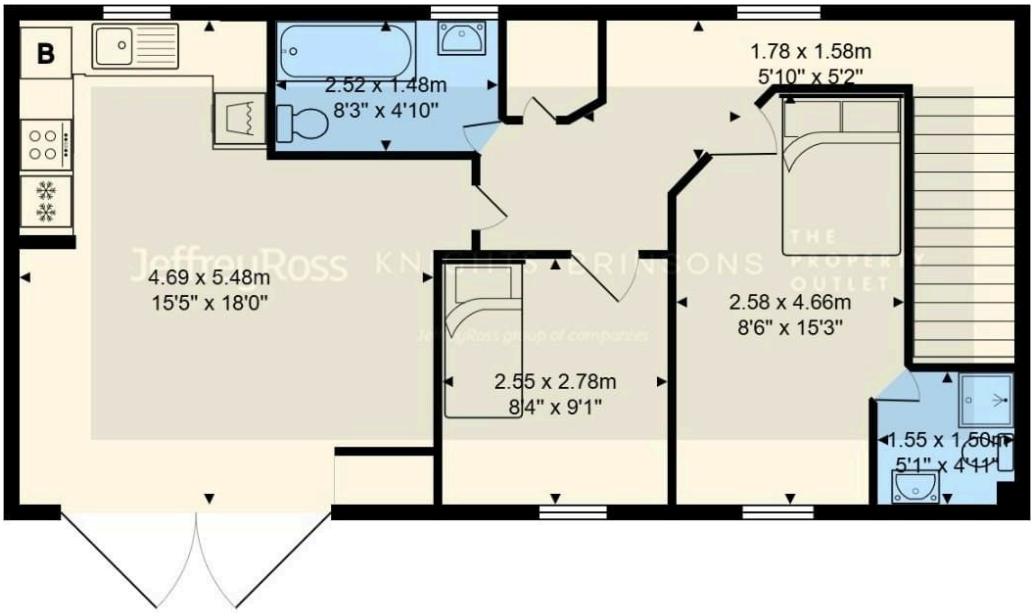




ACCOMMODATION

HALLWAY	1.78 x 1.58
BEDROOM ONE	2.58 x 4.66
BEDROOM TWO	2.55 x 2.78
BATHROOM	2.52 x 1.48
EN-SUITE	1.55 x 1.50
KITCHEN LIVING AREA	4.69 x 5.48

PROPERTY TYPE	COACHHOUSE
INTERNAL AREA	665 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B
EPC RATING	78 · POTENTIAL 78



Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Olivia Melville-Brown

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SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreyross.co.uk