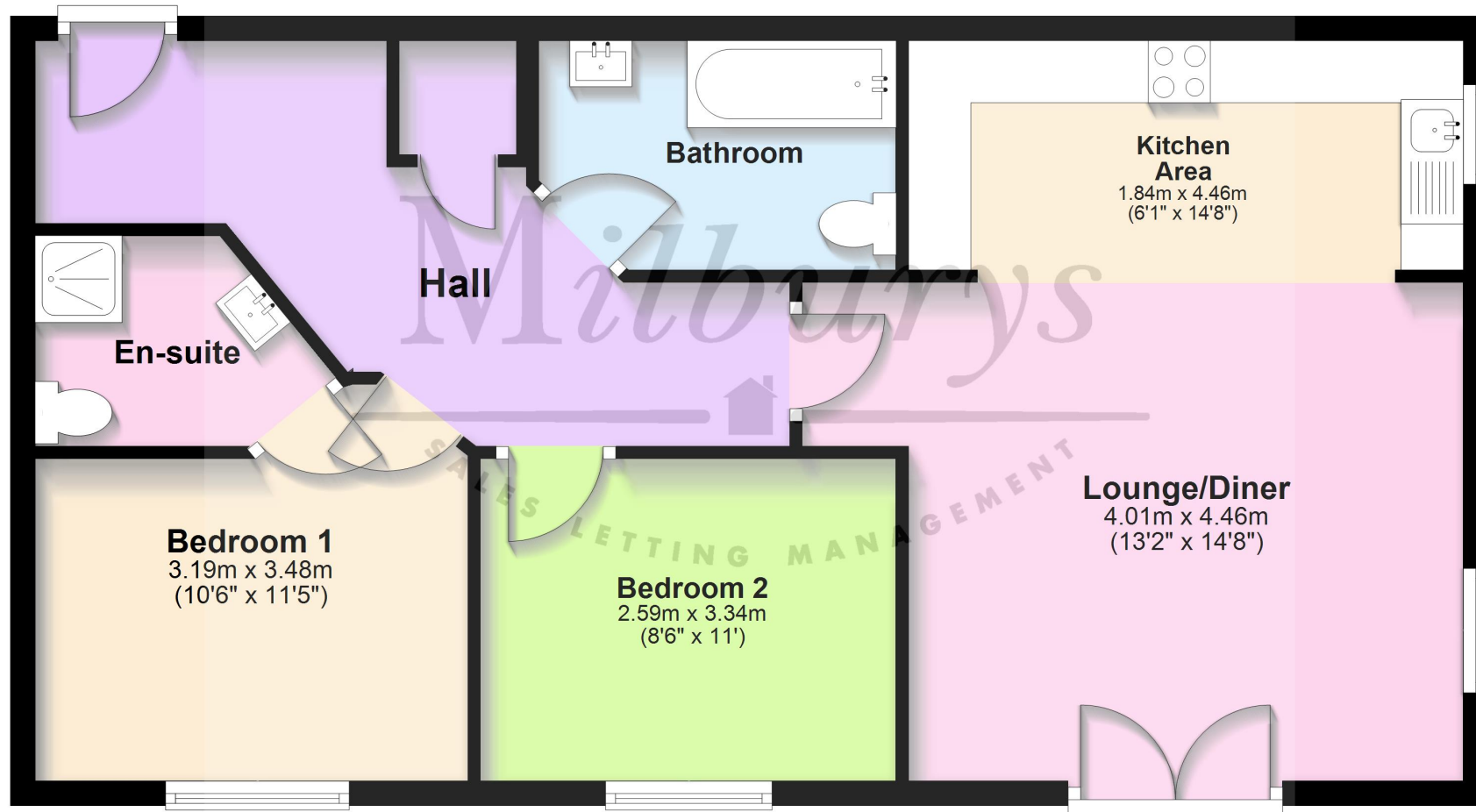




Ground Floor

Approx. 68.4 sq. metres (736.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.

28 Normandy Drive, Yate, South Gloucestershire BS37 4FG

Offered for sale with No Onward Chain! This vacant 'ready to go' flat was built circa 2011 and is found in a central location, with easy walking distance to the Yate Shopping Centre and the shops and facilities found in nearby Chipping Sodbury High Street. This first floor flat is a blank canvas ready to make your own. Boasting two double bedrooms, a family bathroom AND an ensuite shower room to the master bedroom. The living room and kitchen have a lovely modern open plan layout, so an ideal sociable space. The lounge area has a feature Juliet balcony with a leafy outlook plus being dual aspect it has plenty of natural light. The kitchen area is also neutral in presentation and comes with integrated appliances. The property comes with one allocated parking space, plus a bicycle and bin store at the rear. It also has an affordable council tax band B so ideal as a first home or investment - plus it is in a very handy location! Management fees apply.

Situation

The town of Yate is located approximately 5.8 miles from the M4 Junction 18 and 11.3 miles from the centre of Bristol, so excellent for commuting. It has a train station with main line connections to Bristol Parkway and Temple Meads, a refurbished leisure centre, retail park, restaurants and a large shopping centre which caters for all needs. From Yate there is easy access to the nearby market town of Chipping Sodbury with its historic High Street dating back to the 12th Century. Chipping Sodbury offers a wide and eclectic range of shops and businesses plus a Waitrose store which is found in the centre of the town. There is a selection of both Primary and Secondary Schooling in the Yate area of good reputation plus there are the open green spaces on Westerleigh Common. Chipping Sodbury also offers country walks on its own common which neighbours the golf course, rugby, tennis and cricket club.

Property Highlights, Accommodation & Services

- No Onward Chain!
- First Floor Flat
- Pleasant Outlook
- Walking Distance to Yate Shops, Town Centre and Chipping Sodbury
- 2 Double Bedrooms
- Ensuite Shower Room and Family Bathroom
- Open Plan Dual Aspect Living/Kitchen Area
- Allocated Parking
- Well Presented Communal Areas
- Council Tax Band - B - South Gloucestershire Council

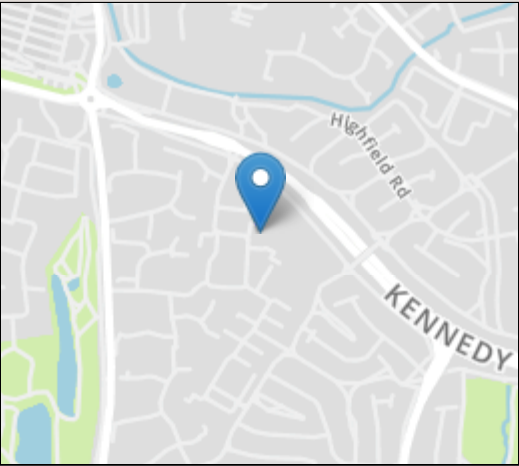
Directions

Leaving the centre of Yate on Link Road, pass the Bus Station and turn left at the roundabout onto Kennedy Way. Then take the first right into Normandy Drive. Follow the road around and bear left, then look for the first block of flats on your left.

Local Authority & Council Tax - South Gloucestershire Council - 01454 868686 - Tax Band B

Tenure - Leasehold

Contact & Viewing - Email: mil_sodburysales@milburys.co.uk Tel: 01454 318338



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	83 83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

IMPORTANT NOTICE Milburys Estate Agents Ltd, their clients and any joint agents give notice that they have not tested any apparatus, equipment, fixtures, fittings, heating systems, drains or services and so cannot verify they are in working order or fit for their purpose. Interested parties are advised to obtain verification from their surveyor or relevant contractor. Statements pertaining to tenure are also given in good faith and should be verified by your legal representative. Digital images may, on occasion, include the use of a wide angle lens. Please ask if you have any queries about any of the images shown, prior to viewing. Where provided, floor plans are shown purely as an indication of layout. They are not scale drawings and should not be treated as such. Complete listings and full details of all our properties (both for sale and to let) are available at www.milburys.co.uk





Milburys



SALES LETTING MANAGEMENT

