



**Broadside Chalet Park, Stalham Norwich NR12 9PN**



**welcome to**

**Broadside Chalet Park, Stalham Norwich**

We are excited to present this one bedroom Chalet in Stalham! The chalet comprises of open plan living room and kitchen alongside one large bedroom and a bathroom. there is communal parking and grassed areas to look out onto,



### Living Room/kitchen

14' 9" Max x 13' 4" Max ( 4.50m Max x 4.06m Max )

The open plan kitchen and living room comprises of base and wall units with worktop over, a sink and drainer, an under the counter fridge, cooker hood as well as space for a standalone electric oven. The Living room has space for a dining table, seating areas, windows and there is laminate flooring throughout.

### Bedroom

13' 8" x 8' 7" ( 4.17m x 2.62m )

The Bedroom in this chalet used to be split into two but has been opened up for more spacious living. There is carpeted flooring, windows to the side and two ceiling lights.

### Bathroom

The bathroom comprises of a sink, toilet and bath with a shower overhead. There are windows to the rear, a heated towel radiator as well as vinyl flooring.

### Exterior

The outside of this property is surrounded by communal areas laid to lawn. There is communal parking all over the site for guests.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Broadside Chalet Park, Stalham Norwich

- NO CHAIN - MOTIVATED VENDOR
- WALKING DISTANCE TO AMENITIES
- IMMEDIATE VIEWINGS AVAILABLE
- CLOSE TO THE BROADS
- STALHAM NR12

Tenure: Leasehold EPC Rating: F

offers in excess of

**£35,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
NWS107874 - 0007

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.

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