





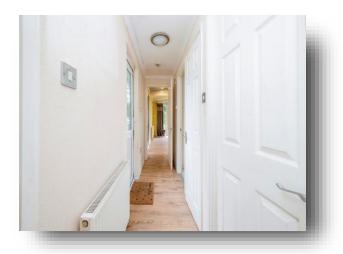
Haveringland Hall Park The Arboretum, Haveringland NORWICH NR10 4PN

welcome to

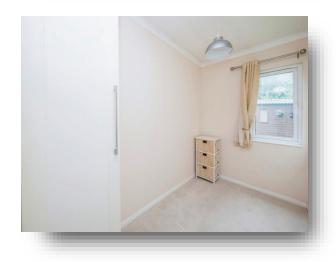
Haveringland Hall Park The Arboretum, Haveringland NORWICH

A two-bedroom detached holiday park home in lawned and partly wooded, lakeside development in the heart of Norfolk. Now a due refurbishment throughout.













Agents Note

This property is exclusively for personal holiday use. It is not for use a main resident and cannot be rented out.

- 1. Held on a licence and responsible for site charges, which include water and drainage. Please inquire in branch for site fees.
- 2. Residential use only.
- 3. Age limit 45+
- 4. Pets are permitted

Entrance Hall

With double-glazed entrance door, white panel doors opening off including boiler cupboard (with LPG boiler)

Open Plan Living Room

17' x 12' 3" (5.18m x 3.73m)

With vaulted ceilings and open outlook over green space to the front. Four tall, double-glazed window panels and double-glazed double doors opening out to front decking. Ornamental fireplace surround, radiator and to one corner fitted range of kitchen units with work surfaces incorporating stainless steel sink, oven/hob and hood, integral fridge/freezer and space for dishwasher.

Bedroom 1

12' 4" x 7' 3" (3.76m x 2.21m) With double-glazed window, radiator, wardrobe, cupboards

Bedroom 2

9' 2" x 5' 2" (2.79m x 1.57m) With double-glazed window, radiator, corner wardrobe, cupboard

Shower Room

With double-glazed window, radiator, tiled floor, extractor fan, W.C, wash basin with unit below, shower cubicle

Outside

There is a stepped approach to a decking terrace running two sides of the property and giving access to the entrance door. To the rear the property has a timber-built garden shed and tool store.



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





welcome to

Haveringland Hall Park The Arboretum, Haveringland NORWICH

- Detached two-bedroom holiday park home
- Price reflects the need for refurbishment throughout
- Partly wooded and lawned, lakeside development
- Decking terrace to two sides with access from living room
- LPG gas radiator heating

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

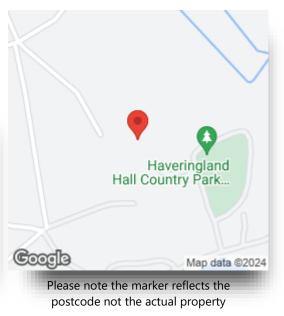
offers in excess of

£30,000









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Property Ref: RPM103343 - 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.



01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH, Norfolk, NR10 4LD



williamhbrown.co.uk

William H Brown 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.