



**Breydon Water Holiday Park Butt Lane, Burgh Castle Great
Yarmouth NR31 9QB**

welcome to

Breydon Water Holiday Park Butt Lane, Burgh Castle Great Yarmouth

***NEW TO MARKET* 2 BED STATIC CARAVAN!** Enviaible location, situated within the desirable Breydon Water Holiday Park.



Lounge/Kitchen

23' 1" x 15' 9" (7.04m x 4.80m)

Open plan lounge & kitchen...

Cosy living area, comprising off windows to side and front with French doors leading to veranda.

Carpeted flooring, spot lights, TV point, wall sockets & feature electric fireplace & surround.

Kitchen/Diner -

Modern, contemporary & well-designed kitchen, with window to side aspect. A range of wall and base units with complimentary marble effect roll top work surfaces over, 1.5 bowl stainless steel sink & drainer with mixer taps, space for free standing fridge/freezer, range oven, gas hob with extractor over & stainless steel splashback, vinyl flooring, radiator & built in cupboard. With space for dining table & chairs.

Bedroom One

9' 10" x 7' 8" (3.00m x 2.34m)

Window to side aspect, carpeted flooring, radiator, spot lights, wall sockets & built in wardrobe

Bedroom Two

7' 8" x 10' 2" (2.34m x 3.10m)

Window to side aspect, carpeted flooring, radiator, spot lights, wall sockets & door leading to...

Bedroom Three

7' 9" x 7' 9" Max (2.36m x 2.36m Max)

Window to side aspect, carpeted flooring, ceiling light & wall sockets

Shower Room

Modern suite with opaque window to side aspect, W/C, wash hand basin with vanity unit under, shower cubicle with glass surround, heated towel rail, spot light, extractor fan & vinyl flooring



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welcome to

Breydon Water Holiday Park Butt Lane, Burgh Castle Great Yarmouth

- *3 Bed Static Caravan on Popular Site
- Enviaible Location
- Free Wifi & On-Site Facilities
- Allocatted Parking
- Well Presented Throughout

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property with details as follows; Term of Lease 40 years from 22 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107057 - 0011

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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.



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