





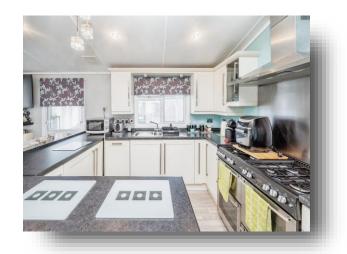
Breydon Water Holiday Park Butt Lane, Burgh Castle Great Yarmouth NR31 9QB



welcome to

Breydon Water Holiday Park Butt Lane, Burgh Castle Great Yarmouth

NEW TO MARKET 2 BED STATIC CARAVAN! Enviable 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 ($2.36m \times 2.36m \text{ Max}$) 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





welcome to

Breydon Water Holiday Park Butt Lane, Burgh Castle Great Yarmouth

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

Tenure: Leasehold EPC Rating: Exempt

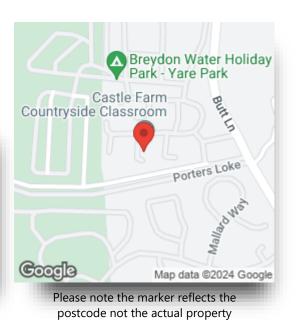
This is a Leasehold property with details as follows; Term of Lease 40 years from 22 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£55,000









view this property online williamhbrown.co.uk/Property/WEA107057



Property Ref: WEA107057 - 0011 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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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.