



K31 Rottenstone Lane,Scraby Great Yarmouth NR29 3QU

welcome to

K31 Rottenstone Lane, Scratby Great Yarmouth

2010 Vista Model 2 Bedroom Static Caravan! Close to nearby towns & walking distance to the beach.



Lounge/Kitchen

10' 11" x 20' 11" Max (3.33m x 6.38m Max)

Open plan kitchen & living area with windows to front and side aspect.

Living area- Built in sofa & additional seating area with space for dining table, feature gas fireplace, carpeted flooring, TV point, wall sockets & ceiling light

Kitchen - Contemporary kitchen with wall & base units and granite effect roll top work surfaces over, built in oven & gas hob with extractor over, space for under counter fridge/freezer, 1/5 bowl sink & drainer with mixer taps, vinyl wood effect flooring, ceiling light, power points & doors leading to...

Kitchen- Well-appointed kitchen, with a range of wall and base units & complimentary roll top work surfaces over, 1.5 bowl sink & drainer with mixer taps, gas oven & hob with extractor over, space for free standing fridge/freezer, power points, ceiling light & vinyl flooring

Bedroom One

8' 6" x 6' 2" (2.59m x 1.88m)

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

Bedroom Two

8' 2" x 4' 11" (2.49m x 1.50m)

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

Shower Room

Frosted window to side aspect, Shower cubicle with glass door, wash hand basin, W/C, towel rail, radiator & vinyl flooring



view this property online williamhbrown.co.uk/Property/WEA107151



welcome to

K31 Rottenstone Lane, Scratby Great Yarmouth

- CHAIN FREE - 2 BED 2010 STATIC CARAVAN
- Enviale Coastal Location
- On-Site Facilities
- Close to Amenities
- Beach on your Doorstep

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.

£11,995



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107151



Property Ref:
WEA107151 - 0004

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.

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.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk