



Cherry Tree Mill Road, Burgh Castle Great Yarmouth NR31 9QR



welcome to

Cherry Tree Mill Road, Burgh Castle Great Yarmouth

A immaculately presented 2 bedroom static caravan, situated on the desirable Cherry Tree Holiday Park in Burgh Castle, located within beautiful countryside surroundings



allocated an parking space to side

Lounge

13' x 11' 10" (3.96m x 3.61m)

A welcoming & spacious living area, comprising of SG bay window to front & 2 x windows to side aspect, built in L-shaped sofa & separate seating area with space for dining table, built in fireplace, TV point with storage unit under, carpeted flooring, 3 x ceiling lights & wall sockets

Kitchen

6' 11" x 7' 2" (2.11m x 2.18m)

A modern & well appointed kitchen, with SG window & uPVC entrance door to side aspect. A range of wall & base units and complimentary work surfaces over, under counter fridge & freezer, 1.5 bowl stainless steel sink & drainer with mixer tap, built in electric oven, gas hob & extractor over, power points, storage cupboard, vinyl flooring, 2 x ceiling lights & door to leading to...

Bedroom One

9' 11" x 11' 9" (3.02m x 3.58m)

Double bedroom with 2 x SG windows to side aspect, 2 x triple built in wardrobes & walled storage shelving units, carpeted flooring, wall sockets, electric radiator, ceiling light & access to ensuite W/C

W/C

Opaque window to side aspect, W/C, wash hand basin, ceiling light & vinyl flooring

Bedroom Two

6' 3" x 5' 10" (1.91m x 1.78m)

Twin bedroom with SG window to side aspect, carpeted flooring, ceiling light. wall sockets, storage cupboard & 2 x shelving units

Shower Room

A modern shower room with opaque SG window to side aspect, wash hand basin, W/C, step into shower cubicle with glass sliding doors, vinyl flooring, storage shelving unit & ceiling light

Rear Exterior

A well maintained lawn surrounds the caravan, with



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welcome to

Cherry Tree Mill Road, Burgh Castle Great Yarmouth

- A Well Presented 2 Bedroom Caravan
- CHAIN FREE
- Ensuite W/C
- Use off On-Site Facilities
- Spacious Living Area

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.

£19,250



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107405 - 0003

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.



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