



Lime Tree Lords Lane, Burgh Castle Great Yarmouth NR31 9EP

welcome to

Lime Tree Lords Lane, Burgh Castle Great Yarmouth

****GUIDE PRICE £30,000 - £40,000**** A well presented 2 bedroom Chalet, with use of on-site facilities & a short drive to the Norfolk & Suffolk Broads



Kitchen/Lounge/Diner

14' 8" x 8' 1" (4.47m x 2.46m)

Kitchen/diner - A modern fully fitted kitchen with a range of wall & base units & complimentary worksurfaces over, stainless steel sink and drainer with mixer tap, electric oven & hob with extractor over, central heating boiler ,vinyl flooring, spotlights, splashback tiling, space for undercounter fridge, radiator & wall sockets.

Living area - uPVC single door & double glazed window to front aspect, carpeted flooring, wall sockets, ceiling light & stairs to first floor

Bedroom One

8' 10" x 8' 11" (2.69m x 2.72m)

Double Glazed window to rear aspect, carpet flooring, radiator & ceiling light

Bedroom Two

7' 4" x 8' 6" (2.24m x 2.59m)

Double Glazed window to front aspect, carpet flooring, radiator & ceiling light

Shower Room

W/C, wash hand basin with vanity under, shower cubicle with glass surround & heated towel radiator



view this property online williamhbrown.co.uk/Property/WEA107473



welcome to

Lime Tree Lords Lane, Burgh Castle Great Yarmouth

- POPULAR HOLIDAY PARK DEVELOPMENT
- ACCESS TO ONSITE FACILITIES
- IMMACULATELY PRESENTED THROUGHOUT
- OPEN PLAN LIVING
- TWO FLOORS

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.

guide price

£30,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WEA107473](https://www.williamhbrown.co.uk/Property/WEA107473)



Property Ref:
WEA107473 - 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 and 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](https://www.williamhbrown.co.uk)