



Blue Sky Close, Bradwell Great Yarmouth NR31 9JF

welcome to

Blue Sky Close, Bradwell Great Yarmouth

NEW TO MARKET 2-Bedroom Residential Park Home.



Entrance Porch

UPVC front door, solid wood door into kitchen, wood flooring, double glazed windows to front & side aspect.

Lounge

19' 2" x 11' 6" (5.84m x 3.51m)
2x double glazed windows to front aspect & 1 to side aspect, carpeted flooring, 2x rads, electric fireplace, wall lights, UPVC door to garden

Dining Room

9' 8" x 7' 3" (2.95m x 2.21m)
Double Glazed window to rear, wood effect flooring, airing cupboard, wood beamed ceiling, rad, ceiling lights.

Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)
Double Glazed window to side, wood effect flooring, wall & base units, space four cooker, washing machine & fridge/freezer, sink & drainer, ceiling light

Bedroom 1

9' 9" x 9' 5" (2.97m x 2.87m)
Double glazed window to rear aspect, carpeted flooring, Rad, ceiling light

Bedroom 2

9' 5" x 6' 11" (2.87m x 2.11m)
Double Glazed window to rear aspect, carpeted flooring, rad, ceiling light.

Bathroom

Double Glazed window to side aspect, shower cubicle, WC, hand wash basin, rad, ceiling light

Garden

Wrap around garden with terf and patio slabs, plants & greenhouse

Agents Note:

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we

recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note (2)

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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- Spacious Living Area, a generously sized living room.
- Newly Insulated & Cladded: Benefit from the recent insulation upgrade and stylish new cladding.
- Wrap-Around Garden, A beautifully maintained garden, offering plenty of outdoor space.
- Seperate Dining Area, Enjoy meals in your own dedicated dining space.
- Desirable Bradwell Location, Situated in a peaceful and friendly community, enjoy the convenciance of local amenities, scenic walks and easy access to nearby towns and the coast.

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for



Please note the marker reflects the postcode not the actual property

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Property Ref:
WEA107592 - 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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