

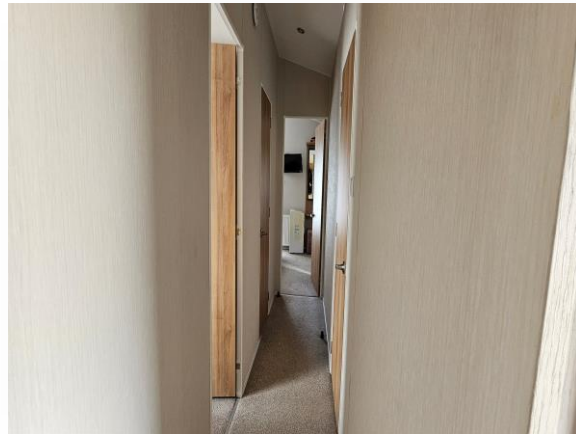


Cherry Tree Mill Road, Burgh Castle Great Yarmouth NR31 9QR

welcome to

Cherry Tree Mill Road, Burgh Castle Great Yarmouth

An immaculately presented 3 bedroom static caravan, situated on the desirable Cherry Tree Holiday Park in Burgh Castle, located within beautiful countryside surroundings



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)

Entrance Hall

uPVC entrance door to side aspect, wood effect vinyl flooring, built in storage cupboard & radiator

Lounge/Kitchen/Diner

18' 8" x 13' 3" (5.69m x 4.04m)

Lounge - A spacious living area, comprising of DG windows to rear & side & patio doors to rear aspect, giving access to decking area. Carpeted flooring, wall sockets, TV point, 2x radiators & feature electric fireplace & surround

Kitchen- A modern, well-appointed kitchen, with DG window to side aspect. A range of wall and base units with complimentary marble effect worksurfaces over, sink & drainer with mixer tap, space for electric oven, gas hob & extractor over with black glass splashback, built in microwave, integrated fridge/freezer, feature island/breakfast bar, with undercounter shelved storage units & 2x bar stools, 3 x feature hanging pendant lights, spotlights, plumbing for washer/dryer, dishwasher, wood effect vinyl flooring, power points & space for dining table

Bedroom One

11' 7" x 8' 2" (3.53m x 2.49m)

DG window to rear aspect, radiator, wall sockets, spotlights, carpeted flooring, built in storage

cupboard, vanity unit, 2 x side table, overbed lighting, TV point, dressing table with mirror & door to...

En-Suite

DG opaque window to side aspect, vinyl flooring, W/C, wash hand basin & wall mounted mirror

Bedroom Two

8' 6" x 7' (2.59m x 2.13m)

DG window to side aspect, radiator, carpeted flooring, built in wardrobe, spotlights & wall sockets

Bedroom Three

7' x 5' 6" (2.13m x 1.68m)

DG window to side aspect, radiator, wall sockets, spotlights, carpeted flooring & storage unit

Shower Room

DG opaque window to side aspect, round ceramic wash hand basin with vanity unit under & wall mounted mirror over, W/C, shower cubicle with glass sliding doors & spotlights



view this property online williamhbrown.co.uk/Property/WEA107609



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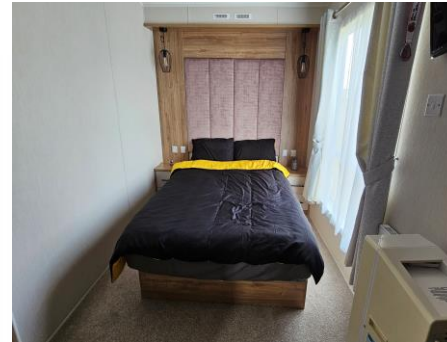
Cherry Tree Mill Road, Burgh Castle Great Yarmouth

- A Well Presented 3 Bedroom Caravan
- Enviaible Location
- Ensuite W/C
- Spacious Open Plan Lounge/Kitchen & Dining Area
- CHAIN FREE

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.

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107609



Property Ref:
WEA107609 - 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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