



**Marsh Farm Mobile Home Park Mill Road, GREAT
YARMOUTH NR31 0AX**

welcome to

Marsh Farm Mobile Home Park Mill Road, GREAT YARMOUTH

****OVER 50's**** 12 months residential use retirement home for over 50's, fitted with air-con, walk in wardrobe, en suite & driveway for 2 cars, located in a vibrant community. Call now to secure a viewing!



Entrance Hall

Carpet flooring, radiator, built in cupboard x 2

Lounge

17' x 18' 10" Max (5.18m x 5.74m Max)

Carpet flooring, radiator x2, electric fireplace, bay window to front aspect double glazed x2, bay window to side aspect double glazed, air con.

Kitchen

14' 8" Max x 9' 2" (4.47m Max x 2.79m)

Vinyl flooring, double glazed window to side aspect, double glazed door to side aspect, sink with drainer, variety of wall and base units, built in gas hob with cooker hood, built in oven, integrated dishwasher and washing machine.

Bedroom One

9' 1" x 10' 6" (2.77m x 3.20m)

Carpet flooring, double glazed window to side aspect, radiator with walk in wardrobe.

En Suite

Vinyl flooring, double glazed window to rear aspect, W/C, wash hand basin, shower cubicle, radiator.

Bedroom Two

9' 10" x 9' 3" (3.00m x 2.82m)

Carpet flooring, double glazed window to side aspect, radiator, built in wardrobe.

Bathroom

Vinyl flooring, double glazed window to side aspect, W/C, wash hand basin, bath, radiator.

Rear Garden

Fully enclosed, low maintenance garden.



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Marsh Farm Mobile Home Park Mill Road, GREAT YARMOUTH

- Air Con
- Over 50's
- En Suite
- Walk in Wardrobe
- Driveway

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109094 - 0008

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.

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