



Marsh Farm Mobile Park Home Mill Road, Great Yarmouth NR31 0AX

welcome to

Marsh Farm Mobile Park Home 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!



Lounge/Kitchen

23' 4" Max x 19' 5" Max (7.11m Max x 5.92m Max)

Lounge - Double glazed window to side aspect x4 & double glazed window to front aspect, patio doors to front aspect, carpet, radiator, air-con.

Kitchen - Vinyl flooring, double glazed window to side aspect, door to side aspect leading to outside, variety of wall and base units, sink and drainer, intergrated dishwasher & washing machine, built in gas hob, cooker hood, built in oven, intergrated fridge/freezer

Bathroom

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

Bedroom One

8' 8" x 13' 3" Max (2.64m x 4.04m Max)

Double glazed window to side aspect x2, carpet flooring, radiator, walk in wardrobe.

En Suite

Vinyl flooring, double glazed window to side aspect, W/C, wash hand basin, shower cubicle, extractor fan.

Bedroom Two

9' 1" x 9' 7" (2.77m x 2.92m)

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

Rear Garden

Fully enclosed, low maintenance garden.



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Marsh Farm Mobile Park Home Mill Road, Great Yarmouth

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

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

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109096 - 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 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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