



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

welcome to

Marsh Farm Mobile Park Home Mill Road, Great Yarmouth

****PRESENTED TO A HIGH STANDARD THROUGHOUT**** 12 months residential use retirement home for over 50's, driveway for 2 cars, located in a vibrant community. Call now to secure a viewing!



Lounge

11' 7" x 11' 5" (3.53m x 3.48m)

Carpet, double glazed bay window to front & side aspect, radiator.

Kitchen

11' 7" Max x 10' 8" (3.53m Max x 3.25m)

Vinyl flooring, variety of wall and base units, sink and drainer, built in cupboard, intergrated washing machine, cooker hood, double glazed window to side aspect, double glazed bay window to front aspect, door to side aspect leading to court yard, radiator.

Bedroom One

7' 7" x 9' 10" (2.31m x 3.00m)

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

Bedroom Two

8' 6" Max x 6' 5" (2.59m Max x 1.96m)

Double glazed window to rear aspect, radiator, carpet, built in wardrobe.

Wet Room

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

Rear Garden

Fully enclosed, low maintenance garden.



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welcome to

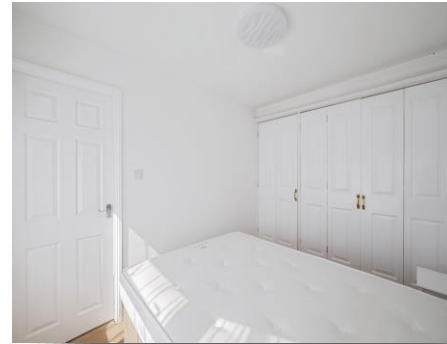
Marsh Farm Mobile Park Home Mill Road, Great Yarmouth

- OPEN HOUSE
- Driveway
- Pet Friendly
- 12 Months Residential Use
- Water & Sewerage Included in Ground Rent

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

offers in excess of

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
GTY109098 - 0005

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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