



**California Cliffs Rottenstone Lane,Scraby Great
Yarmouth NR29 3QU**

welcome to

California Cliffs Rottenstone Lane, Scratby Great Yarmouth

2 Bedroom static caravan in the sought after location of scratby, Perfect Holiday Home for friends & family to enjoy a fantastic weekend away.



Lounge

12' 3" x 12' (3.73m x 3.66m)

Carpet flooring, double glazed window to front,side & rear aspect, electric fireplace, radiator, patio doors to side aspect.

Kitchen

16' 6" x 5' 3" (5.03m x 1.60m)

Double glazed window to front aspect, vareity of wall and base units, sink and drainer, cooker hood, built in microwave, vinyl flooring, built in fridge/freezer, radiator.

Bedroom One

8' 11" x 11' 11" (2.72m x 3.63m)

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

Bedroom Two

10' x 6' 4" (3.05m x 1.93m)

Carpet flooring, double glazed window to rear aspect x2.

Wet Room

Tiled flooring, double glazed window to rear aspect, towel radiator, W/C, wash hand basin, Shower.



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California Cliffs Rottenstone Lane, Scratby Great Yarmouth

- 2 Bedrooms
- Decking
- Wheel Chair Access
- On-Site Facilities
- Beach On Your Doorstep

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.

offers over

£30,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109068 - 0004

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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