



Marsh 4 Waveney Valley Lakes, Wortwell Harleston IP20 0EJ



**william
h brown**

welcome to

Marsh 4 Waveney Valley Lakes, Wortwell Harleston

Well-presented 2-bedroom park home available for 365-day holiday use, set in a peaceful location with a dedicated fishing pitch. The property is in excellent condition throughout, offers private parking, and benefits from a fishing licence included within the site fees.

Kitchen / Lounge / Diner

Double doors to rear aspect, glass door for entrance, windows to rear and side aspect, electric fire place, fitted kitchen, base and wall units, space for white goods.

Bedroom 1

Window to side aspect, walk in wardrobe, access to ensuite.

En Suite

Window to side aspect, W/C, shower, wash hand basin.

Bedroom 2

Window to side aspect, fitted unit, radiator.

Bathroom

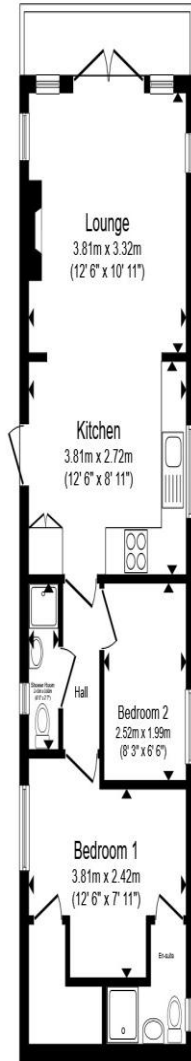
Window to side aspect, W/C, shower, wash hand basin.

Garden

Private garden, decking, dedicated fishing pitch.

Parking

Allocated parking



Total floor area 46.2 m² (497 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Marsh 4 Waveney Valley Lakes, Wortwell Harleston

- 2-bedroom park home
- 365-day holiday use permitted
- Dedicated fishing pitch & Fishing licence included in site fees
- Excellent condition throughout
- Peaceful and scenic location

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.

£85,000



view this property online williamhbrown.co.uk/Property/BGY107188



Property Ref:
BGY107188 - 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.

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