



**TOWN AND
COUNTRY**
ESTATE AGENTS

Ranworth Drive, Ormesby, Great Yarmouth
Guide Price £220,000

2 bedroom bungalow for sale | Freehold

FOR SALE BY CONDITIONAL SALE.

Town and Country Ormesby St Margaret are delighted to offer this detached two bedroom bungalow. The property is offered with no upward chain.

LOCATION Ormesby St. Margaret is located at the heart of the Trinity Broads, known for sailing, boating and fishing with rich birdlife and natural beauty. There is a wide range of local amenities including small shops, restaurants, pubs, schools and a doctor's surgery - everything you need to enjoy relaxing village life. Access to both Norwich (approx. 20 miles) and Great Yarmouth (approx. 7 miles) is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich. - The nearest beach (California Cliffs / Scratby) is 1.5 miles away

AGENTS NOTE:

Reservation fee of £4000 Plus VAT paid by the buyers on offer accepted.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

