



63 Waveney Valley, Butt Lane
Burgh Castle, Great Yarmouth, NR31 9PY

O.I.E.O. £55,000 Freehold
EPC Rating D

Bycroft Estate Agents are delighted to present this well maintained mid terraced holiday chalet situated in this sought after village location of **Burgh Castle**. Accommodation comprises extended lounge/diner, kitchen, one large bedroom (formerly two bedrooms) and shower room with double glazing and electric panel heaters. The property is offered for sale chain free.

LOUNGE / DINER

13' 1" x 13' 1" (3.99m x 3.99m) UPVC entrance door; window to front aspect; two dressers; TV stand; curtains and curtain pole; open archway to Kitchen.

KITCHEN

6' 6" x 5' 3" (1.98m x 1.6m) I-shaped worktop with a range of base cupboards and drawers; freestanding oven; microwave; space for undercounter fridge; stainless steel bowl and a half sink with mixer tap; range of wall units; fully tiled walls; window to rear aspect.

BEDROOM

18' 5" x 8' 2" (5.61m x 2.49m) windows to front and rear aspect; double bed with storage under; wardrobes comprising of two doubles and a chest of drawers; electric panel heater; curtains and curtain poles.

SHOWER ROOM

wc; pedestal wash hand basin; shower cubicle with Mira shower fittings; fully tiled walls; tiled flooring; chrome heated towel rail; frosted window; mirrored wall cabinet; washing machine.

OUTSIDE

There is a nearby car park with ample car parking available.

SITE FEES & INFO

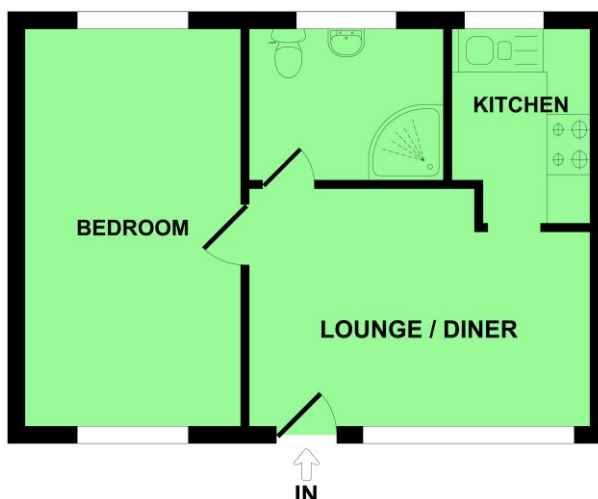
Maintenance charge is approximately £1,500 pa. Occupation is available for eleven months of the year.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 664000.

COUNCIL TAX

This property is currently listed as Band A.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements