

Aldreds
Estate Agents



33 California Sands Estate California Road

California, Great Yarmouth, NR29 3QL

£27,000



33 California Sands

Aldreds are pleased to offer this superbly presented mid terraced holiday chalet close to the on site facilities and adjacent car parking. The property offers accommodation comprising of a living room, modern fitted kitchen with appliances, two double bedrooms and quality shower room. The property also benefits from double glazed windows and is sold fully equipped making it an ideal investment property.

Open Plan Lounge / Kitchen

Lounge Area

11'8" x 11'2" (11'9" x 11'3") (3.56 x 3.40 (3.58 x 3.42))

Part double glazed pvc entrance door, double glazed window, power points, tv point, limed wood finish laminate flooring, two sofas, table and chairs, wall mounted electric fire, wall mount tv point, open access to:-

Kitchen

8'5" x 5'4" (8'6" x 5'5") (2.57 x 1.63 (2.59 x 1.65))

Double glazed window to rear, range of grey fitted kitchen units with wall and matching base units with tiled splashback, stainless steel sink and drainer, power points, electric cooker, airing cupboard housing the hot water cylinder with immersion heater.

Bedroom 1

8'0" x 7'5" (2.44 x 2.26 (2.45 x 2.27))

Plus built in wardrobe cupboard, double glazed window, power points, part panelled walls, limed wood finish laminate flooring, double bed.

Inner Lobby

Limed wood finish laminate flooring, doors leading off to:

Bedroom 2

8'0" x 7'4" (2.44 x 2.24)

Plus built in wardrobe cupboard, double glazed window, power points, limed wood finish laminate flooring.

Shower Room

Re-fitted with a quality suite comprising a tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, double glazed window to rear, tiled walls and flooring.





Outside

Immediately in front of the chalet is a paved terraced and beyond the property benefits from communal lawned grounds, parking and use of on site facilities which are very close by.

Tenure

Leasehold - commenced 1st January 2000 for 99 yrs.

Ground Rent & Service Charge - £2480.00

Services

Mains water, electricity, drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

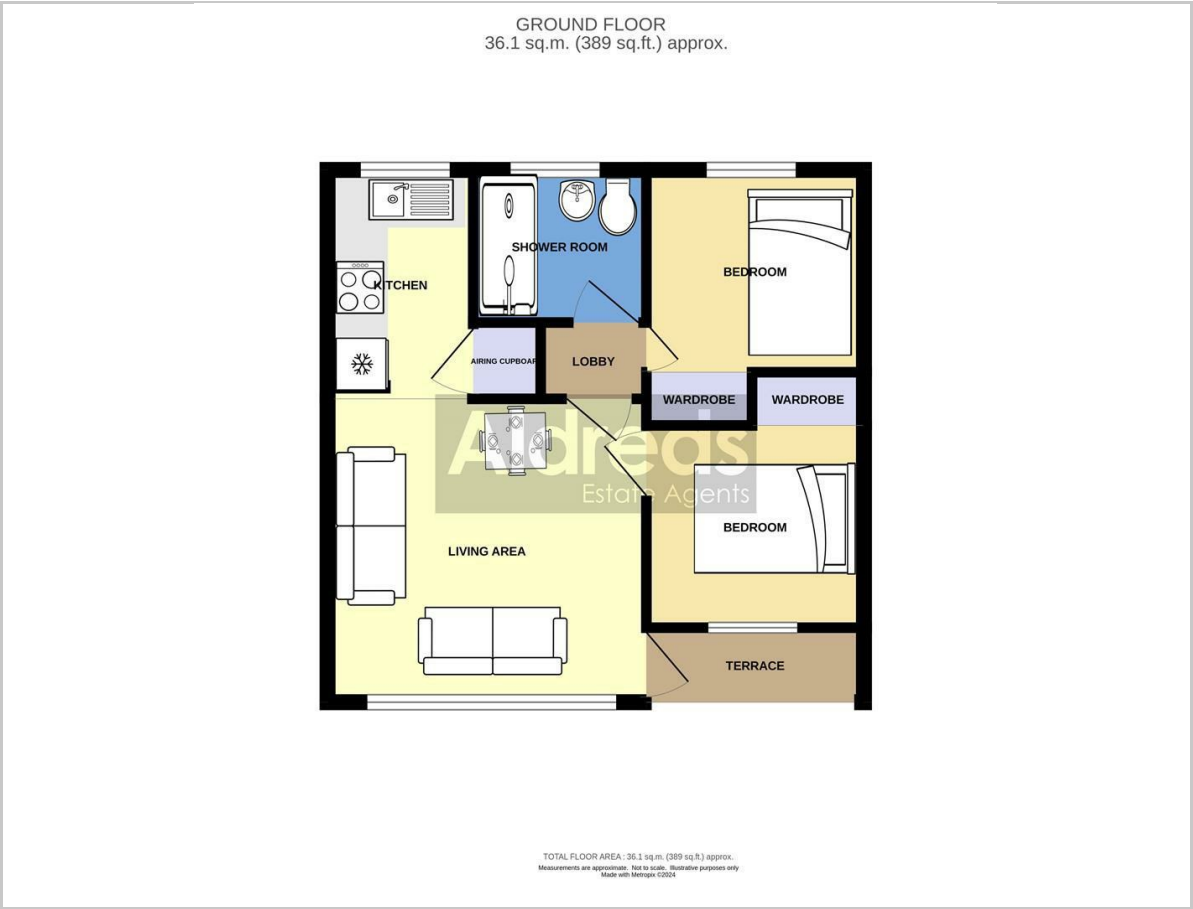
Directions

From Great Yarmouth proceed North out of town along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit and follow the Coast Road for approximately a quarter of a mile, turn right at East Coast Family Restaurant into California Road, continue for approximately one third of a mile, turn left into California Sands Estate, proceed straight ahead on the access road where the chalet can be found to the right hand side just opposite the Oasis swimming pool.

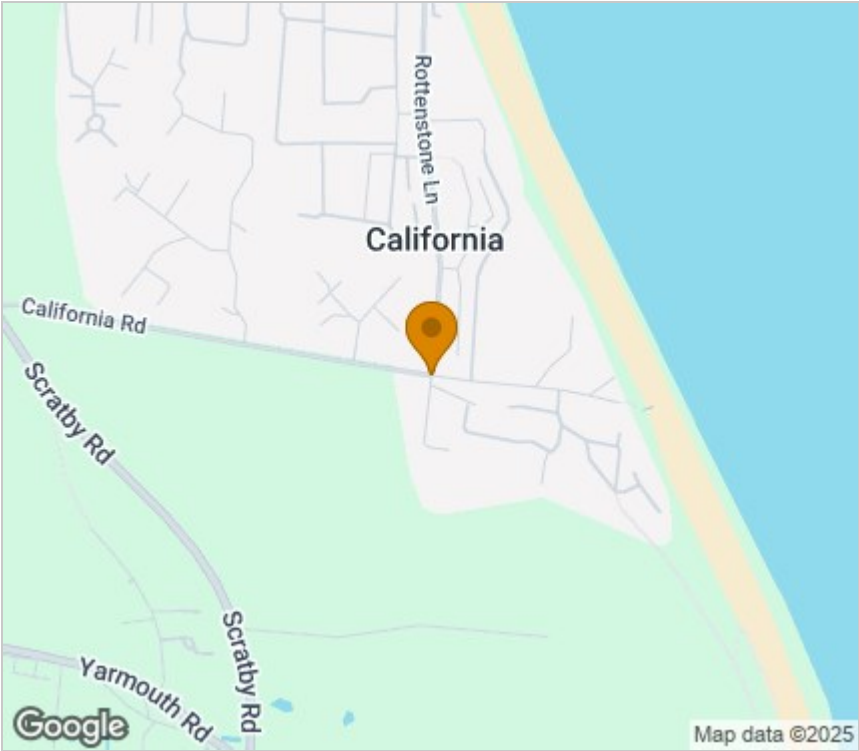
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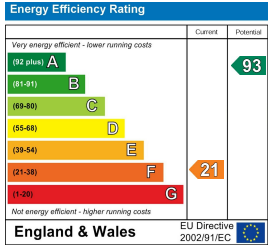
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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