



433 Green Farm Chalet Park California Road

California, NR29 3QL

£25,000



433 Green Farm Chalet

Aldreds are pleased to offer this much improved and superbly presented semi detached holiday chalet on a popular quiet coastal village site. The property is being mainly furnished and equipped and offers a living room, kitchenette, two double bedrooms and shower room. Outside there is a larger than average sun trap terrace with dog enclosure and communal grounds. The property also benefits from double glazed windows and blinds. The property would make an ideal investment property for personal use or as a holiday let. An early viewing is recommended.

Living Room

11'6" x 11'3" (3.53 x 3.43)

Part double glazed PVC entrance door, double glazed window to front aspect with fitted blinds, fitted carpet, part panelled walls, tv point, open access to:

Kitchenette

8'5" x 5'2" (2.57 x 1.6)

Fitted kitchen with wood effect Shaker style wall and matching base units with wood block work surfaces over, recess with electric cooker, recess with fridge/freezer, single drainer stainless steel sink unit, wood effect flooring, built in storage cupboard, under counter instant hot water heater, double glazed window to rear with fitted blinds.

Bedroom 1

8'0" x 7'3" (2.44 x 2.21)

Plus wardrobe cupboard, double bed, bedside cabinets, double glazed window to front aspect, fitted carpet.

Inner Lobby

Cloaks storage space, doors leading off to:

Bedroom 2

8'0" x 7'10" (2.46 x 2.41)

Plus built in wardrobe cupboard, sofa bed, tall drawers, double glazed window to rear aspect with fitted blinds, fitted carpet.

Shower Room

Corner quadrant tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled walls, frosted double glazed window to rear, wood effect vinyl flooring.





Outside

The property faces a sunny westerly aspect with a covered small terrace with storage cupboard and beyond a larger than average paved terrace with dog enclosure. Beyond the terrace are communal grounds and nearby parking.

Tenure

Leasehold

99 Year lease from 1973

Current ground rent £848.81

Current Maintenance Charge £2615.83

(all site fees have been paid for the current year)

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

California, 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.

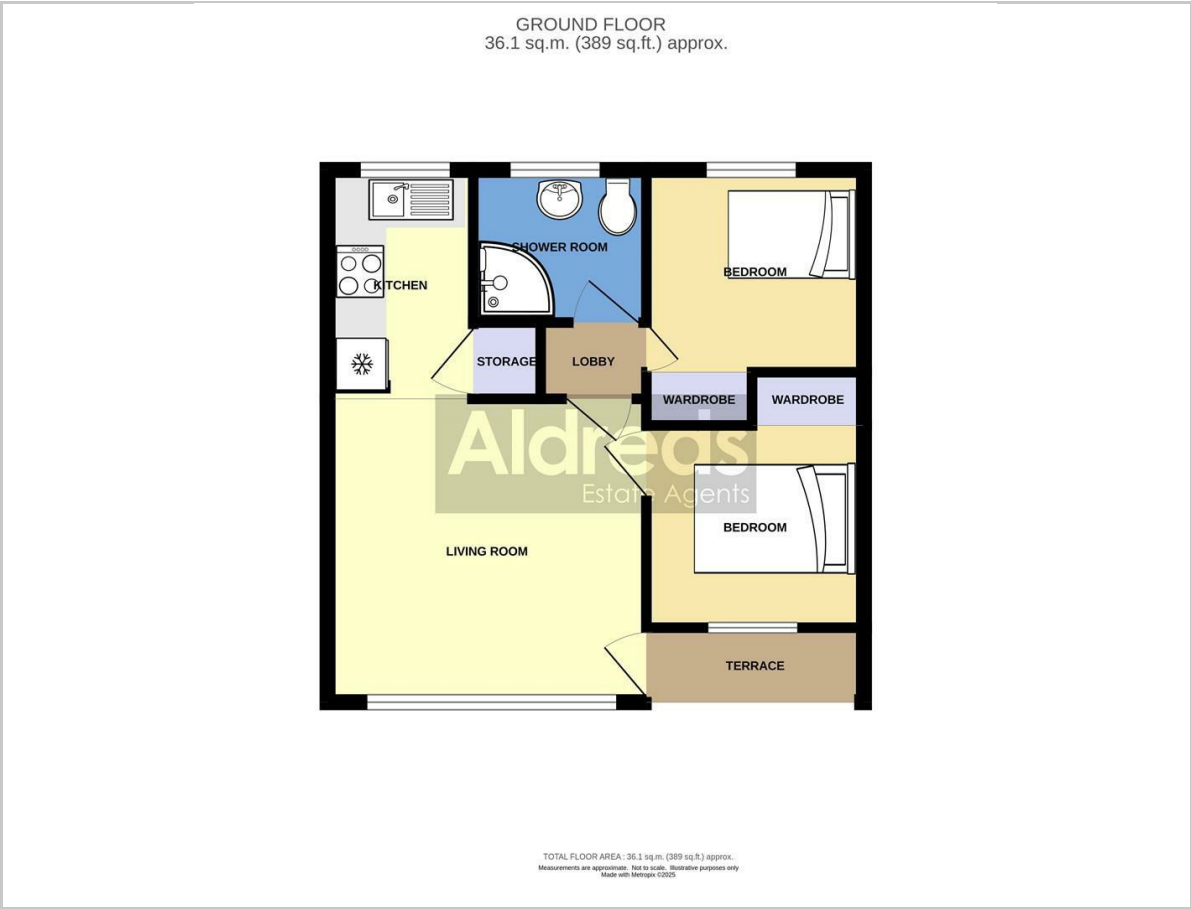
Directions

From the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California Sands Estate can be found on the left hand side. Turn in to the site and follow through the site passing the swimming pool and continue round the left and proceed to the top bearing right where the chalet can be found beyond on the right.

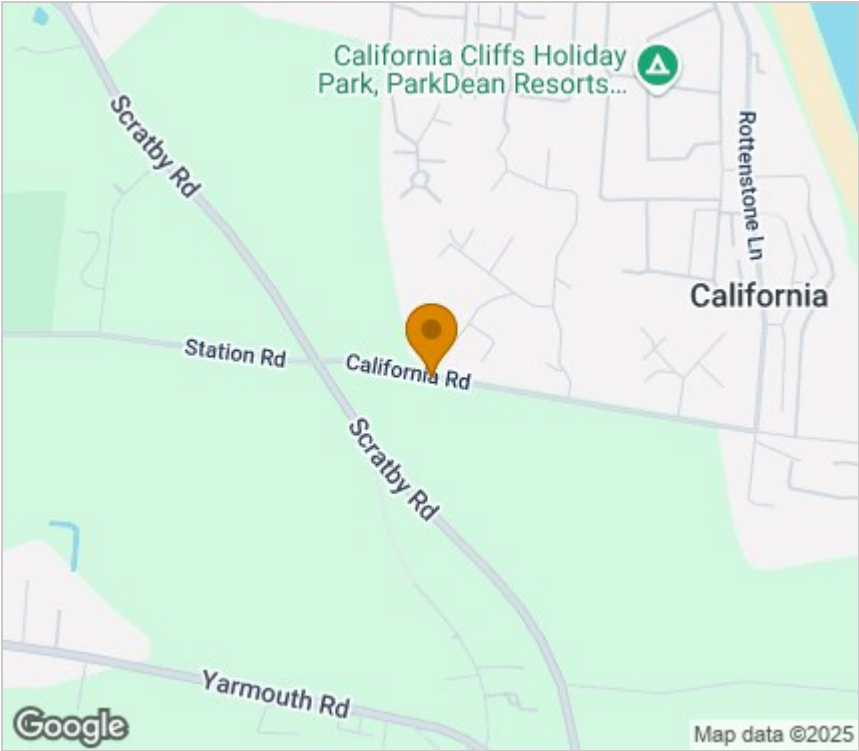
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Floor Plan



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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