



399 Green Farm California Road

California, Great Yarmouth, NR29 3QW

Offers Over £26,000



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Aldreds are pleased to offer this much improved and very well presented mid terraced holiday chalet on a popular quiet coastal village site. The property is being sold furnished and equipped and offers an entrance porch, living room, kitchenette, two double bedrooms and shower room. Outside there is a terrace and communal grounds. The property also benefits from double glazed windows. The property would make an ideal investment property for personal use or as a holiday let. An early viewing is recommended.

Entrance Porch

Part double glazed pvc entrance door with matching side screen, part double glazed pvc internal door to:

Living Room

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

Double glazed window to front aspect with fitted privacy blinds, wood effect laminate flooring, wall mount tv point, table and chairs, sofa and arm chair, open access to:

Kitchenette

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

Fitted kitchen with white wall and matching base units with wood block work surfaces over, built in electric oven and four ring ceramic hob with splashback over, recess with fridge/freezer, single drainer stainless steel sink unit, wood effect laminate flooring, built in airing cupboard housing the hot water cylinder, double glazed window to rear aspect.

Bedroom 1

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

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

Inner Lobby

Doors leading off to:

Bedroom 2

Plus built in wardrobe cupboard, triple bunk bed, fitted carpet, double glazed window to rear aspect.





Shower Room

Walk in shower cubicle with grey stone effect aqua panelled walls and electric shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, wood effect laminated flooring, frosted double glazed window to rear aspect.

Outside

To the front of the chalet is a wide area of paved terrace with the communal grounds beyond and nearby parking.

Tenure

Leasehold

99 Year lease from 1973

Current ground rent £848.81

Current Maintenance Charge Approximately £2615.83

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

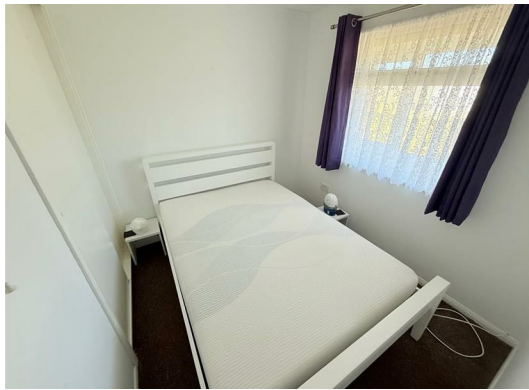
Location

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 left.

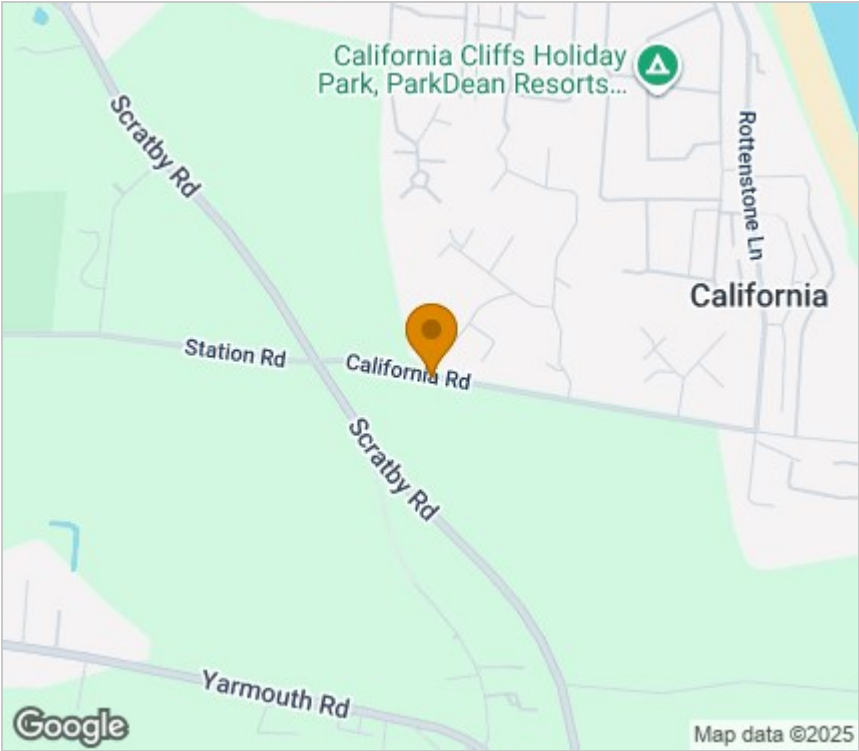
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Floor Plan



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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