



Waveney Valley, Burgh Castle Great Yarmouth NR31 9FN

welcome to

Waveney Valley, Burgh Castle Great Yarmouth

A fantastic opportunity to require a recently renovated Two bedroom chalet. Offered with No Onward Chain. Located within close proximity to the Norfolk & Suffolk Broads. With use of the on-site facilities or a short drive to the River Waveney and Burgh Castle Marina



Kitchen/Lounge & Dining Room

18' 7" x 13' 1" (5.66m x 3.99m)

Open Plan Kitchen, Lounge & Dining Room

Kitchen - Double glazed window to rear aspect. A range off wall and base units, with complimentary granite effect worksurfaces over, stainless steel sink and drainer with mixer taps, space for oven, space for under counter fridge/freezer, plumbing for washing machine, ceiling light, power points, tile effect splash-back, and wood effect linoleum flooring.

Lounge/Diner - A welcoming living area, comprising of double glazed window and single uPVC door to front aspect, carpeted flooring, radiator, ceiling light, TV point, wall sockets and doors with access to..

Bedroom One

8' 1" x 8' 6" (2.46m x 2.59m)

Double glazed window to rear aspect, carpeted flooring, radiator, built in wardrobe, ceiling light and wall sockets

Bedroom Two

8' 1" x 8' 2" (2.46m x 2.49m)

Double glazed window to front aspect, built in wardrobe, carpeted flooring, radiator, ceiling light, wall sockets, and telephone point

Shower Room

7' 8" x 5' 4" (2.34m x 1.63m)

Double glazed opaque window to rear aspect, W/C, wash hand basin with mixer tap and tiled splashback, built in shower cubicle with thermostatic shower attachment and glass enclosure, radiator, ceiling light and wood effect linoleum flooring

Location

Burgh Castle is a semi rural village 2 miles west of Gorleston and 4 miles from Great Yarmouth * The River Waveney and Breydon Water are on the outskirts of the village giving access to the Norfolk and Suffolk Broads * There is a yacht marina and historic Roman Castle ruins.

Directions

Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane, turn left into Waveney Valley Holiday Village



view this property online williamhbrown.co.uk/Property/WEA107884



welcome to

Waveney Valley, Burgh Castle Great Yarmouth

- Mid Terraced Holiday Chalet
- Recently Renovated
- ****CHAIN FREE****
- Modern Kitchen & Brand New Carpets Throughout
- Situated on The Popular Kingfisher Park Home Site

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers in excess of

£70,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WEA107884



Property Ref:
WEA107884 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01493 661999



Gorleston@williamhbrown.co.uk



142 High Street, Gorleston, GREAT
YARMOUTH, Norfolk, NR31 6RB



williamhbrown.co.uk