



412 Green Farm Beach Road

Scratby, Great Yarmouth, NR29 3QL

£27,950



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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 individual living room open plan to the 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.

Living Room

15'6" x 11'10" (4.74 x 3.61)

Breakfast bar seating area, double glazed window and pvc part double glazed entrance door, wood effect laminate flooring, corner storage unit, wall mounted electric heater, wall mount tv point, doors leading off and open access to:

Kitchenette

5'5" x 5'4" (1.66 x 1.64)

Fitted kitchen with white gloss wall and matching base units with granite effect work surfaces over, built in electric oven with four ring ceramic hob over, recesses with fridge and freezer, grey vinyl flooring, part metro tiled walls, cupboard housing a slimline hot water heater, double glazed window to rear aspect.

Bedroom 1

10'10" x 7'9" (3.31 x 2.38)

Double bed, wall mounted electric heater, wall mount tv point, fitted carpet, wardrobe, double glazed window to front aspect.

Bedroom 2

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

Triple bunk bed, drawers, fitted carpet, double glazed window to rear aspect.

Shower Room

Wet room shower area with tiled flooring and corner quadrant shower cubicle with electric shower fitting, aqua panelled walls, pedestal wash basin, low level wc, electric heater, frosted double glazed window to rear aspect.





Outside

To the front of the chalet is a wide area of paved terrace facing a westerly direction 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

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.

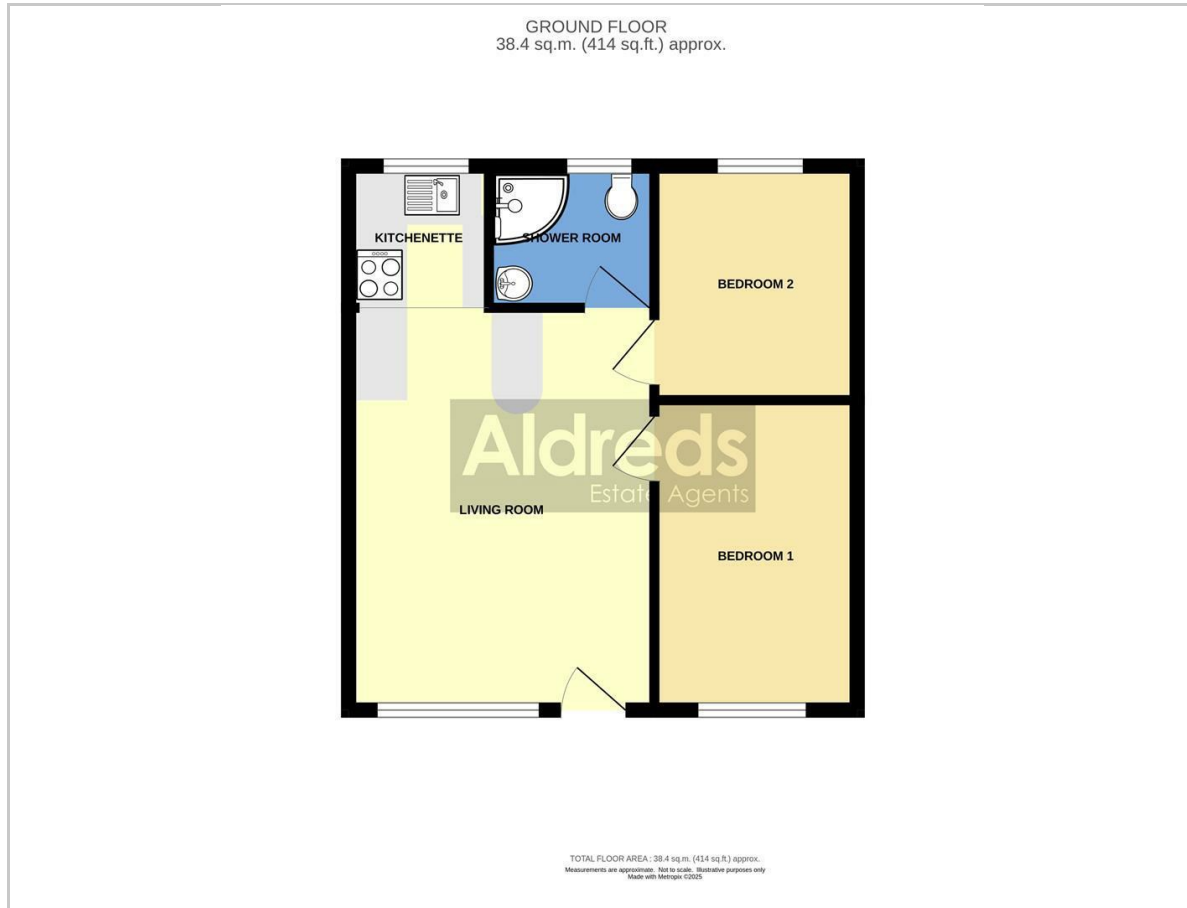
Directions

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.

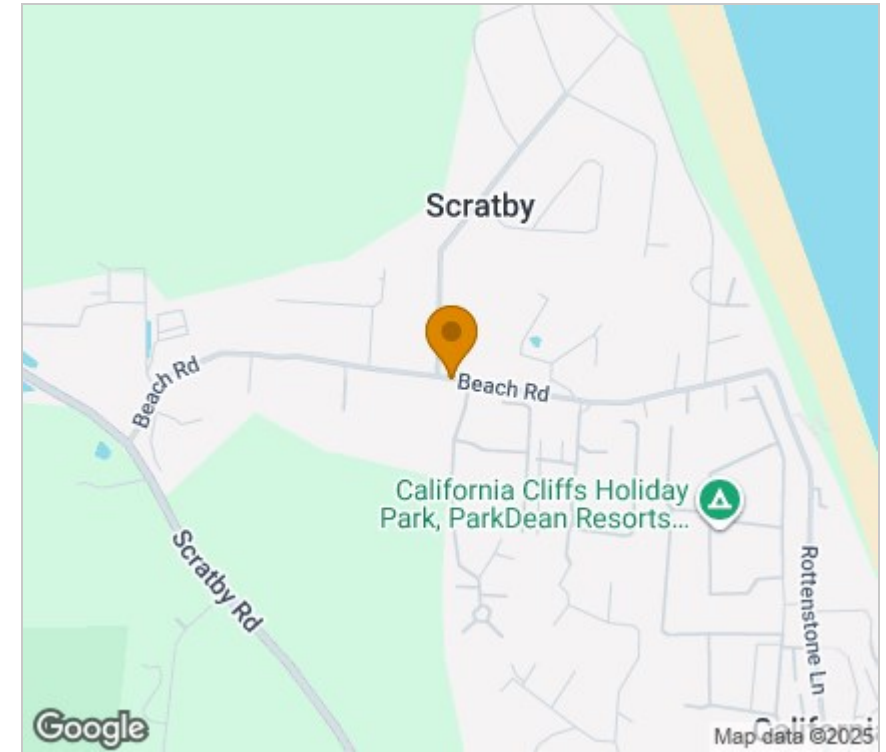
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Floor Plan



Area Map



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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