



28 Waveney Valley Kingfisher Park Homes

Burgh Castle, NR31 9FN

£47,500



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Situated on a popular holiday park, this chain-free freehold two-bedroom end-of-terrace holiday chalet offers 10½ months occupancy and comfortable ground-floor accommodation. The property features an open plan lounge/kitchen and is ideal as a holiday retreat or investment.

Residents benefit from communal gardens, parking and on-site maintenance, while beautiful woodland walks and lakes can be found nearby, making this a perfect base to enjoy the surrounding countryside.

Lounge

13'1" x 10'2" (3.99m x 3.12m)

Laminate floor, double glazed window and door to front, open access through to kitchen area, electric fuse box, access to two bedrooms and bathroom.

Kitchen

5'0" x 5'8" (1.54m x 1.74m)

Laminate floor, double glazed window to rear, laminate counter tops, space for oven with extractor fan above, under counter fridge space and sink with draining board.

Bedroom 1

9'7" x 9'7" (2.94m x 2.94m)

Laminate floor, double glazed window to front, built in wardrobe.

Bedroom 2

8'2" x 8'6" (2.50m x 2.60m)

Laminate floor, double glazed window to rear, built in wardrobe.

Bathroom

7'6" x 5'3" (2.29m x 1.61m)

Vinyl floor, double glazed window to rear, WC, basin, bath tub with wall mounted shower, wall mounted water heater system.





Outside

Communal grounds consisting of gardens and car park.

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.

Tenure

Freehold - There is a yearly site charge which includes water rates of approx. £1,500 per annum

Council Tax

Great Yarmouth Borough Council - Band A

Services

Mains water, electric, drainage, facility for electric heaters.

What 3 Words

///revealing.assets.gazette

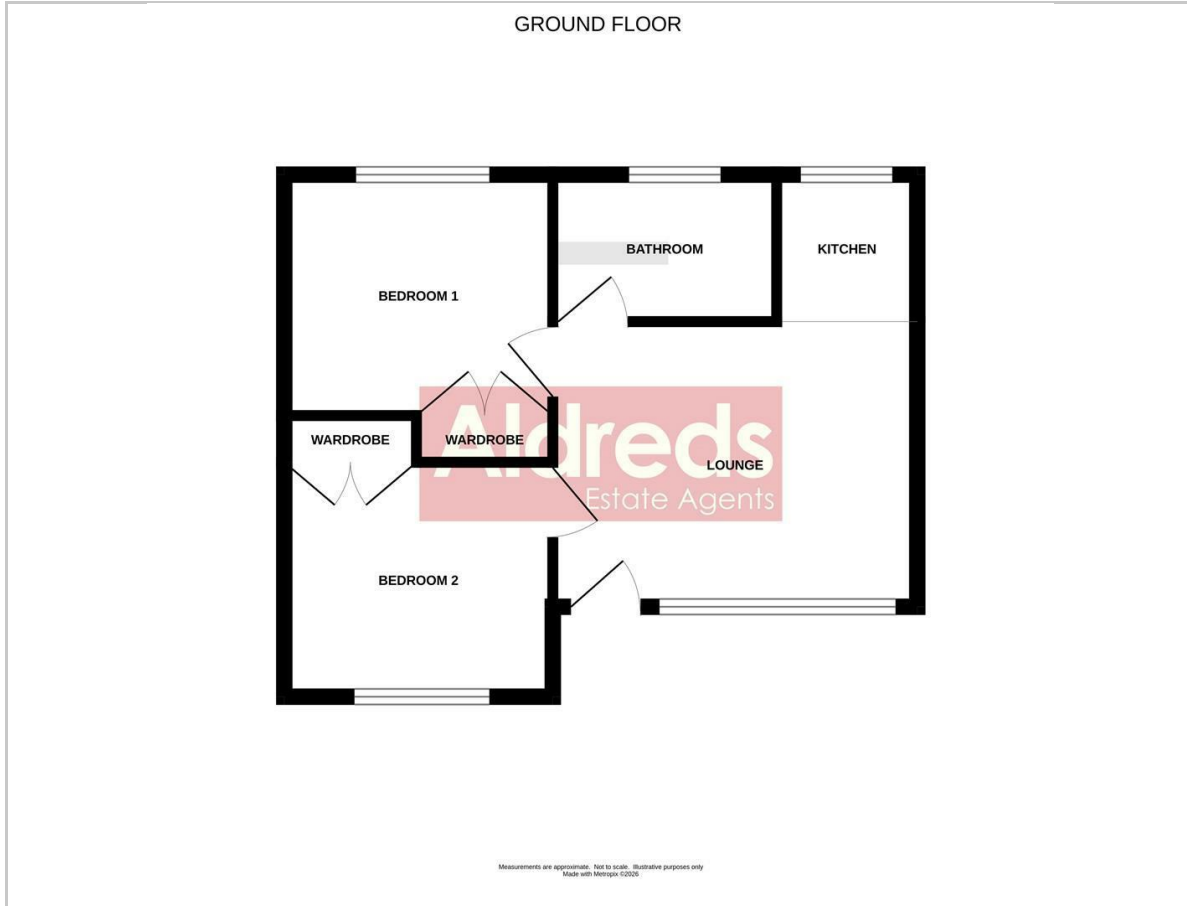
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Agent's Note

10 1/2 month occupancy, closed 14th January to 28th February (open 1st March - 13th January)

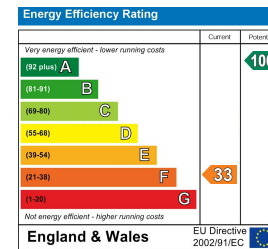
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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