



**Aldreds**  
Estate Agents



## 417 California Sands California Road

California, Great Yarmouth, NR29 3QL

£25,950



Aldreds are pleased to offer this much improved and well presented semi detached holiday chalet on a popular quiet coastal village site. The property is being sold furnished and equipped and offers a living room, kitchenette, two double bedrooms and bathroom. Outside there is a sun trap terrace and communal grounds. 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, fitted carpet, wall mount tv point, sofa, table and chairs, open access to:

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

Fitted kitchen with white wall and matching base units with work surfaces over, electric cooker, recess with fridge/freezer, single drainer stainless steel sink unit, tiled flooring, built in airing cupboard housing the hot water heater with fitted immersion heater, part tiled walls, double glazed window to rear.

### Bedroom 1 8'0" x 7'3" (2.44 x 2.21)

Plus storage recess, wall mounted electric panel heater, double bed, bedside cabinet, double glazed window to front aspect.

### Inner Lobby

Doors leading to:

### Bedroom 2 8'0" x 7'10" (2.46 x 2.41)

Plus storage recess, two single bed, fitted carpet, double glazed window to rear aspect.

### Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to rear aspect.

### Outside

The property has a covered small terrace and additional paved patio. 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

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

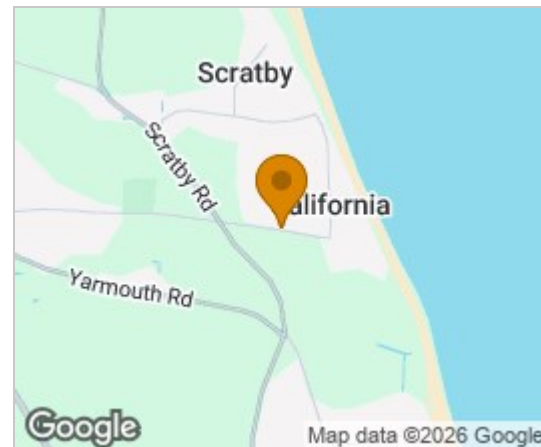
California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs \* Garden centre with general provisions store \* First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

### Directions

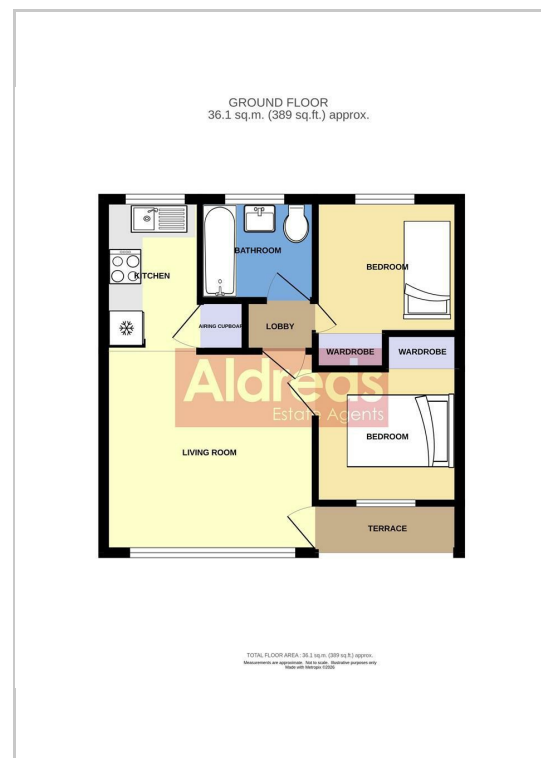
From the Yarmouth office head north along the A149 Caister road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the roundabout into Scratby Road, turn right into California Road where California 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 hand bend and the chalet can be found at the end on the right hand side of the top car park.

Y12705/04/26/CF

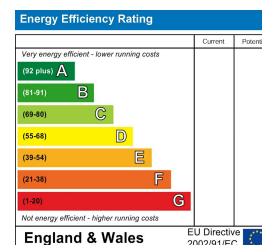
## Area Map



## Floor Plans



## Energy Efficiency Graph



### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA