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Estate Agents



28 Waveney Valley Kingfisher Park Homes

, Burgh Castle, NR31 9FN

Offers In Excess Of £42,000

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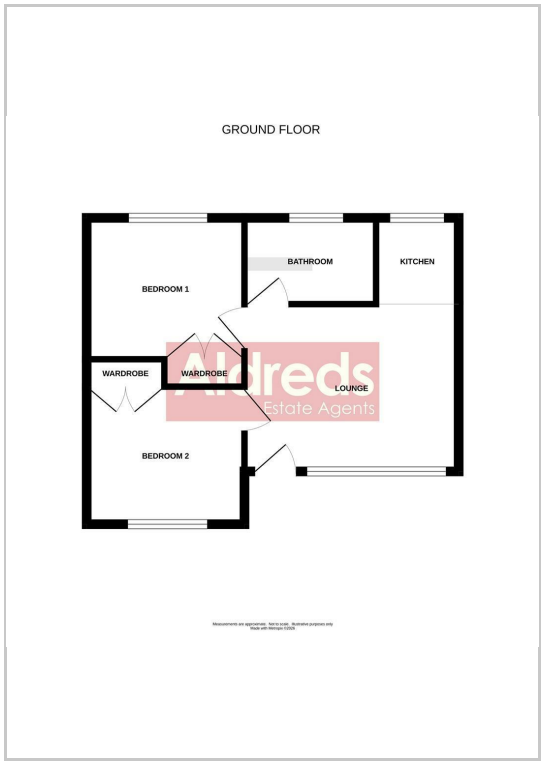
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Agent's Note
10 1/2 month occupancy, closed 14th January to 28th February (open 1st March - 13th January)

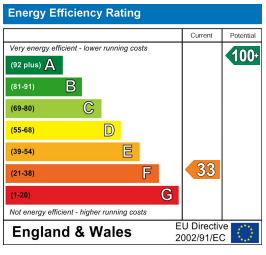
Area Map



Floor Plans



Energy Efficiency Graph



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149 High Street, Gorleston, Norfolk, NR31 6RB
Tel: 01493 664600 Email: gorleston@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