

**Aldreds**  
Estate Agents



31 Waveney Valley, Kingfisher Park Homes

Burgh Castle, NR31 9FN

£62,000



## 31 Waveney Valley, Kingfisher Park Homes

Burgh Castle, NR31 9FN

A well presented, renovated, two bedroom mid terrace holiday chalet sitting in the popular Waveney Valley site. The property has a lounge/kitchen, two bedrooms and a shower room. Sealed unit double glazing. Communal gardens, communal parking. The property is offered with 10 months occupancy and no upward chain

### Lounge/Kitchen

16'1" max 10'5" min x 13'1" max 5'2" min (4.92 max 3.2 min x 4 max 1.6 min)

Double glazed window to front aspect, double glazed window to rear aspect, door to front, base storage units with worktops, stainless steel sink with drainer, electric cooker point.

### Bedroom 1

8'5" x 8'2" (2.57 x 2.5)

Built in wardrobe, double glazed window to front aspect, electric heater.

### Bedroom 2

8'2" x 8'2" (2.5 x 2.5)

Built in wardrobe, double glazed window to rear aspect, electric heater.

### Shower Room

7'5" x 5'2" (2.27 x 1.6)

Shower in cubicle, hand basin, low level WC, tiled walls, opaque double glazed window to rear aspect.

### Outside

Communal parking, communal gardens.

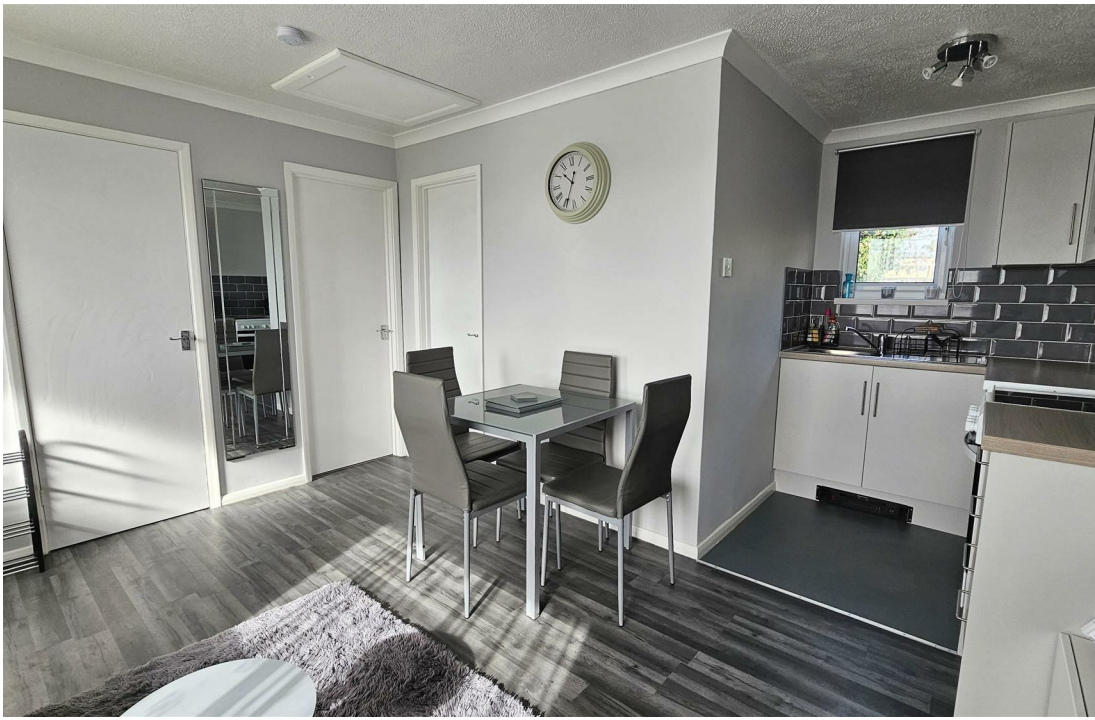
### Tenure

Freehold. For holiday use only. For occupation from 1st March-14th January annually. The vendor informs us the current service charge for the site is £1510 per annum.

### Council Tax

Great Yarmouth Borough Council - Band A





### 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.

### Services

Mains Electric, water, drainage

### What 3 Words

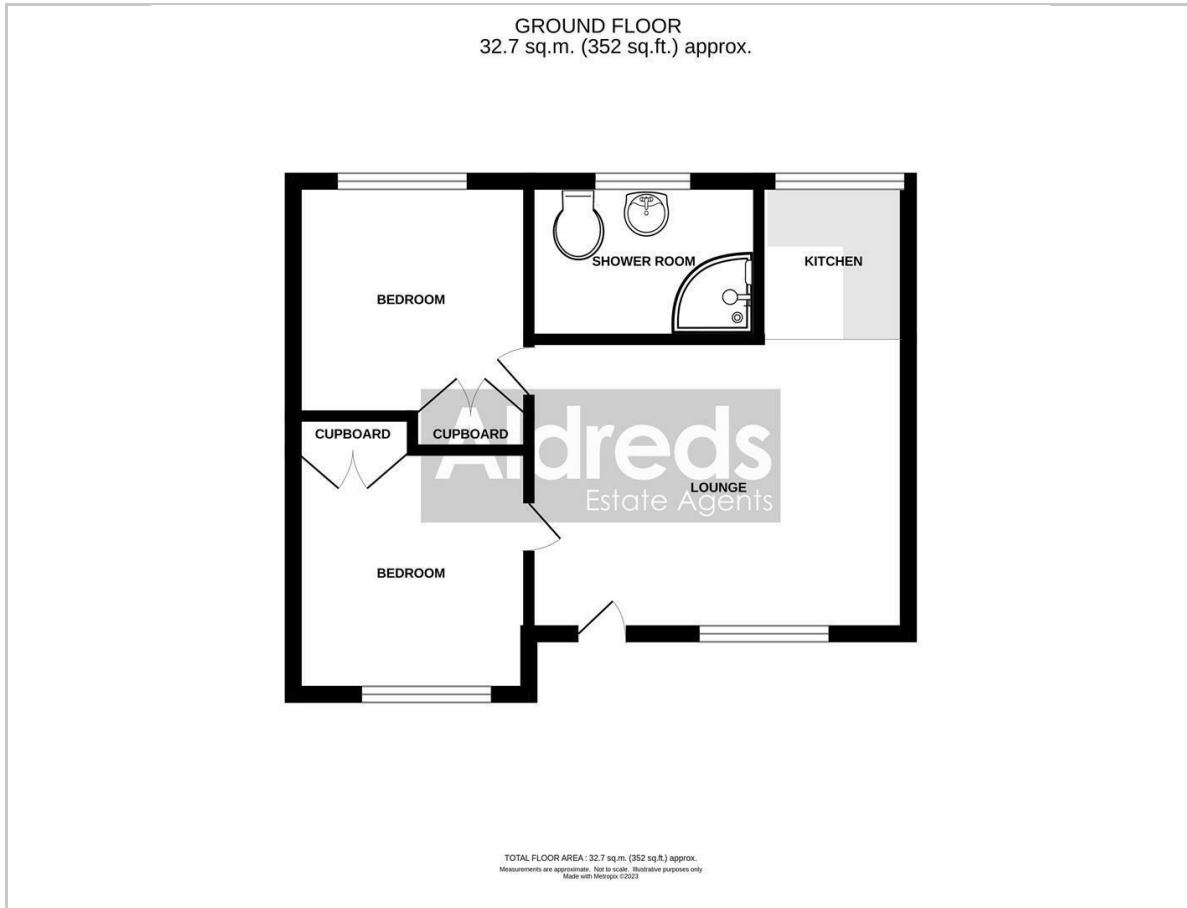
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### Ref

G18496/04/26



## Floor Plan



## 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.

### Disclaimer

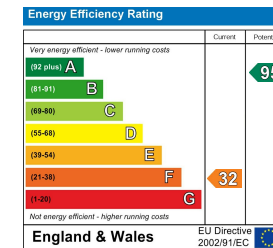
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## Area Map



## Energy Efficiency Graph



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