Aldreds
Estate Agents

46 Waveney Valley

, Burgh Castle, NR31 9FN

£55,000

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This beautifully presented 2 bedroom holiday chalet offers a fantastic opportunity to enjoy coastal living in a popular and well-maintained site. Benefitting from a modern interior throughout, the property features two double bedrooms, a bright and welcoming lounge/kitchen area, and a stylish finish ready for immediate use and enjoyment.

Set within attractive communal gardens with communal parking available, the chalet is offered chain free and on a freehold basis. With a lengthy 10½ month occupancy season, this is an ideal holiday retreat or investment opportunity in a sought-after location.

Lounge 13'1" x 10'2" (3.99m x 3.12m)
Carpet floor, double glazed window to front, opening though to kitchen, access to two bedrooms and bathroom, electric heater.

Kitchen 5'0" x 5'8" (1.54m x 1.74m)
Tile floor, double glazed window to rear, laminate counter tops, sink and draining board, space for electric oven and under counter fridge, wall mounted storage, wall mounted instant water heater.

Bedroom 1 9'7" x 9'7" (2.94m x 2.94m)
Carpet floor, double glazed window to rear, built in wardrobe, electric heater.

Bedroom 2 8'2" x 8'6" (2.50m x 2.60m)
Carpet floor, double glazed window to front, built in wardrobe, electric heater.

Bathroom 7'6" x 5'3" (2.29m x 1.61m)
Tiled floor, double glazed window to rear, WC, basin with vanity storage unit, bathtub with wall mounted shower, heated towel rail.

Outside
Communal parking, communal gardens.

Tenure
Freehold - There is a yearly site charge which includes water rates of approx. £1,500 per annum, most recent charge was £1504.67.

Services
Mains electric, water, drainage, electric room heaters.

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.

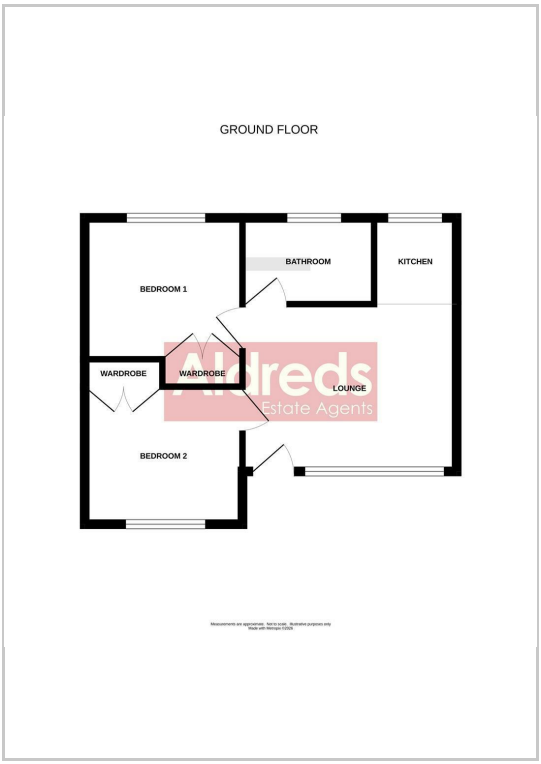
What 3 Words
///proceeds.rezoning.peach

Ref
G18523/05/26

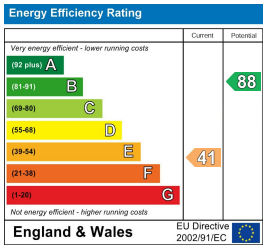
Agent's Note
10 1/2 month occupancy, closed 14th January to 28th February (open 1st March - 13th January)

Area Map

Floor Plans



Energy Efficiency Graph



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