



Walcott Chalet Park, Coast Road, Walcott, Norwich, NR12 0AP

welcome to

Walcott Chalet Park, Coast Road, Walcott, Norwich

This well-presented two bedroom chalet features an open-plan lounge with a fitted kitchen, two bedrooms with built-in wardrobes. Communal gardens and a private car par. Call us for your viewing!



Description

CHALET BY THE SEA

Give us a call to arrange your viewing on this lovely chalet on the Walcott Chalet Park! The property is situated close to the sea front and has a kitchen, living room, 2 bedrooms and a bathroom. The property comes with an allocated space in the private car park to the front and has communal access to the grass areas across the site.

The chalet site is used for 8 months of the year in addition to two weeks over the Christmas period. This specific Chalet is currently used as a holiday let which has regular bookings!

As per the vendors instructions, any bookings until the end of October will need to be honoured within the purchase of this chalet.

Living Room

The Living room has a large window to the green, a door to the front, a ceiling light, vinyl flooring, a TV point, an electric fireplace and a plug in storage heater.

Kitchen

The Kitchen has matching base and wall units with a worktop over. There is a sink and drainer, an integral electric oven and induction hob, an under the counter fridge with a freezer compartment, tiled splashback, vinyl flooring and a window. There is the addition of a breakfast bar with added storage within.

Bedroom One

9' 1" Max x 8' 8" Max (2.77m Max x 2.64m Max)

The first bedroom has vinyl flooring, a window, a ceiling light and an electric plug in radiator.

Bedroom Two

8' 9" Max x 8' 1" Max (2.67m Max x 2.46m Max)

The second bedroom has vinyl flooring, a window, a ceiling light and an electric plug in radiator. There is a coin meter in this room to provide power to the property.

Bathroom

The bathroom is split into one side having a bath with shower over, a sink and storage cupboard. Inside the cupboard is space and plumbing for a small washing machine. The other side of the bathroom has a toilet and window.

Exterior

There is communal green areas across the site for use of owners and holiday let customers as well as a private car park for a select few chalets.

* Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Walcott Chalet Park, Coast Road, Walcott, Norwich

- Two Bedroom Holiday Chalet
- Ideal Holiday Home/Let
- Open-plan lounge with fitted kitchen
- Two well-sized bedrooms
- Allocated Parking
- Walking Distance to beach
- Excellent base for exploring the Norfolk coastline
- Viewing Highly Recommended!

Tenure: EPC Rating: F
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS108107 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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