

Aldreds
Estate Agents



28 Waveney Valley Kingfisher Park Homes

Burgh Castle, NR31 9FN

Offers In Excess Of £45,000



28 Waveney Valley Kingfisher Park Homes

Burgh Castle, NR31 9FN

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

///revealing.assets.gazette

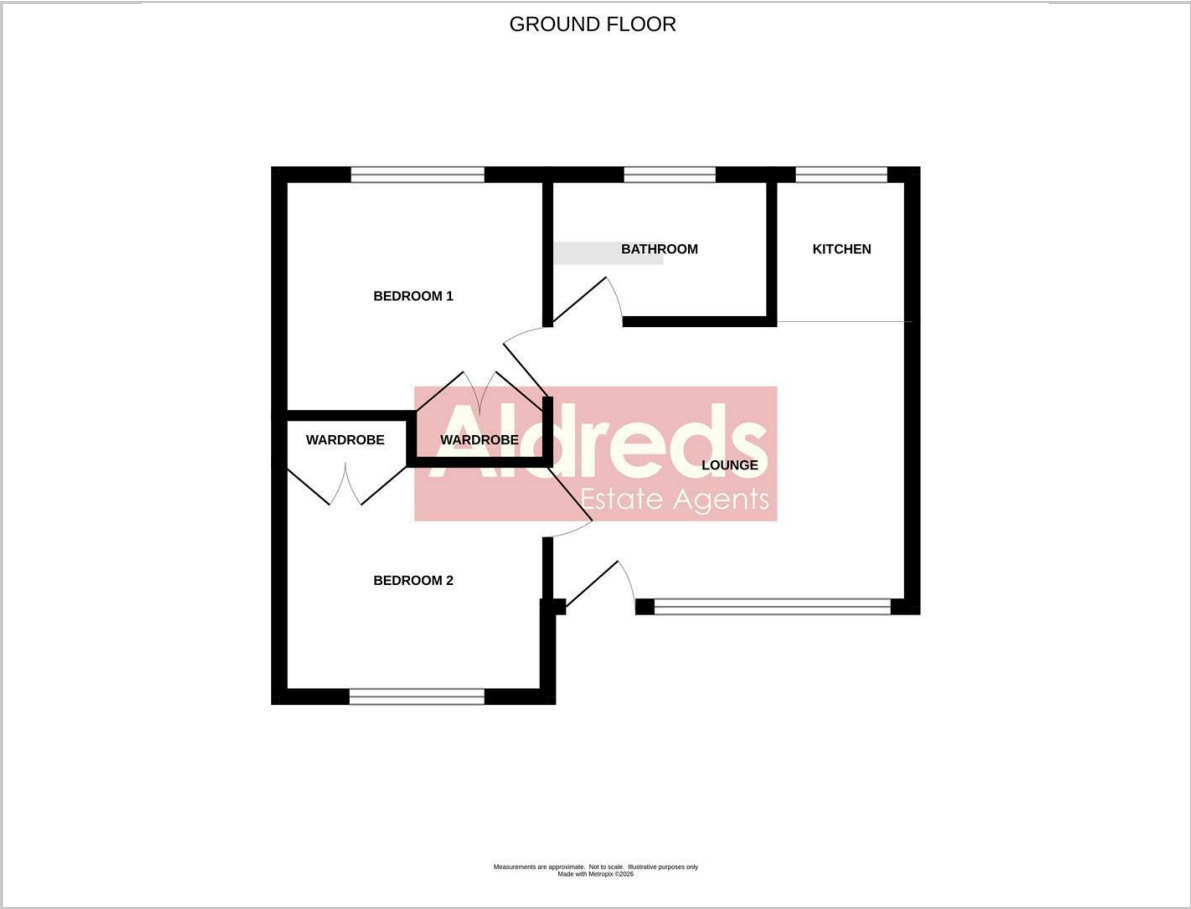
Ref

G18551/06/26

Agent's Note

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

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
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.

Area Map



Energy Efficiency Graph

