Aldreds
Estate Agents

38 Waveney Valley Holiday Village

Burgh Castle, Great Yarmouth, NR31 9FN

Offers Over £80,000

3 2 2 E

A fantastic extended, spacious three bedroom end terrace holiday chalet with driveway. The property has an amazing kitchen/diner, lounge, ensuite cloakroom and shower room. LPG gas central heating and sealed unit double glazing. Communal gardens. The property is offered with no onward chain.

Kitchen/Diner 17'9" max x 13'1" max(max x max) (5.41 max x 3.99 max(5.42 max x max))
Double glazed patio doors to front, double glazed window to rear aspect, wall mounted LPG gas boiler in storage cupboard, base & wall units with worktops, stainless steel sink with drainer, electric cooker point.

Lounge 11'0" x 10'6" (3.35 x 3.20)
Double glazed window to front aspect, radiator, door to:-

Bedroom 3 10'6" x 7'9" (3.20 x 2.36)
Double glazed window to rear aspect, radiator.

Master Bedroom 8'2" x 7'10" (2.49 x 2.39)
Built in wardrobes, double glazed window to rear aspect, radiator, door to:-

Ensuite
Low level WC, hand basin.

Bedroom 2
Built in wardrobes, double glazed window to front aspect.

Lobby

Shower Room
Shower in cubicle, hand basin, low level WC, part tiled walls, opaque double glazed window to rear aspect, heated towel rail.

Outside
Driveway to front, communal gardens

Tenure
Freehold.

Occupation – 1st February - 30th November.

Service charge approx. £1300 annually.

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.

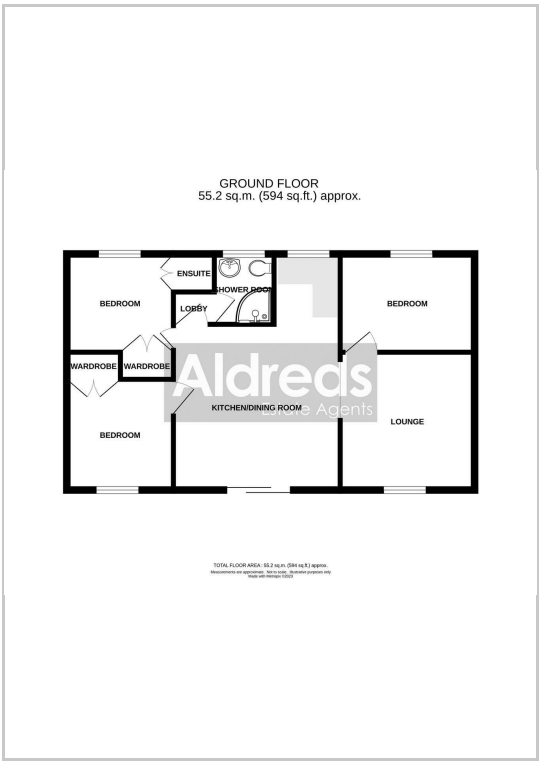
Directions
Leave Gorleston on the A143 Beccles Road, continue through Bradwell, turn right at the roundabout into New Road, continue into Belton, at the mini roundabout turn right into Stepshort, continue into Burgh Castle, continue into Butt Lane, turn left into Waveney Valley Holiday Village

EPC - E (42)

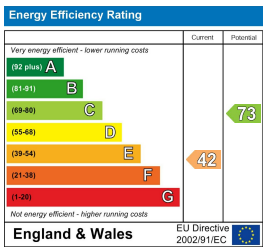
Ref: G17823/03/23

Area Map

Floor Plans



Energy Efficiency Graph



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