



461 Green Farm Chalet Park Beach Road

Scratby, Great Yarmouth, NR29 3NW

Offers Over £40,000



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Aldreds are pleased to offer this opportunity to acquire a very well presented three bedroom end terraced holiday chalet situated in a westerly facing location with adjacent car parking. The accommodation comprises open plan living/dining/kitchen, inner hall, three bedrooms and shower room. External westerly facing terrace and communal grounds. The chalet offers uPVC sealed unit double glazed windows and is presented in good decorative order throughout. Early internal viewing is highly recommended.

Living Room Area 17'0" x 10'11" (5.19 x 3.33)

Double glazed window and part double glazed pvc door to front aspect, power points, tv point, fitted carpet, moulded breast with plasma style electric fire and wall mount tv, table and chairs, two seater leather sofa and two arm chairs, doors leading off, wood effect laminate flooring, open plan access to:-

Kitchen Area 8'5" x 6'2" (2.57 x 1.88)

Double glazed window to front aspect, range of fitted white gloss kitchen units with wall and matching base units with black granite effect roll top work surface and tiled surround, stainless steel sink and drainer with mixer tap, power points, vinyl flooring, built in electric oven with four ring ceramic hob and extractor hood over, fridge/freezer.

Inner Lobby

Wood effect laminate flooring, built in storage cupboard housing the hot water heater, doors leading off to:

Bedroom 1 9'9" x 7'11" (2.98 x 2.42)

Double glazed window to rear aspect, power points, wardrobe storage cupboard, fitted carpet, double bed, electric panel heater.

Shower Room

Tiled shower cubicle with electric shower fitting, low level wc, vanity unit with wash basin, wood effect vinyl flooring, tiled walls, frosted double glazed window to side aspect, chrome electric towel rail/radiator.

Bedroom 2 9'9" x 7'6" (2.98 x 2.30)

Double glazed window to rear aspect, two single beds, wardrobe cupboard.





Bedroom 3

9'9" x 7'6" (2.98 x 2.30)

Double glazed window to rear aspect, double bed, fitted carpet, electric panel heater, wardrobe.

Outside

The chalet faces a westerly direction with a part covered terrace and additional paved sun trap patio. Adjacent are communal grounds and parking.

Tenure

Leasehold - 99 Year lease from 1973

Ground Rent 2023 - £636.84

Maintenance Charge 2023 - £2297.72

Total - £2934.56

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

California, Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, turn right into California Road, turn left into California Sands, continue straight ahead along the access road running beside the swimming pool into Green Farm and take the first car park turning on the left where the chalet can be found in the top left corner.

Ref: Y11876/09/23/CF



Floor Plan



Viewing

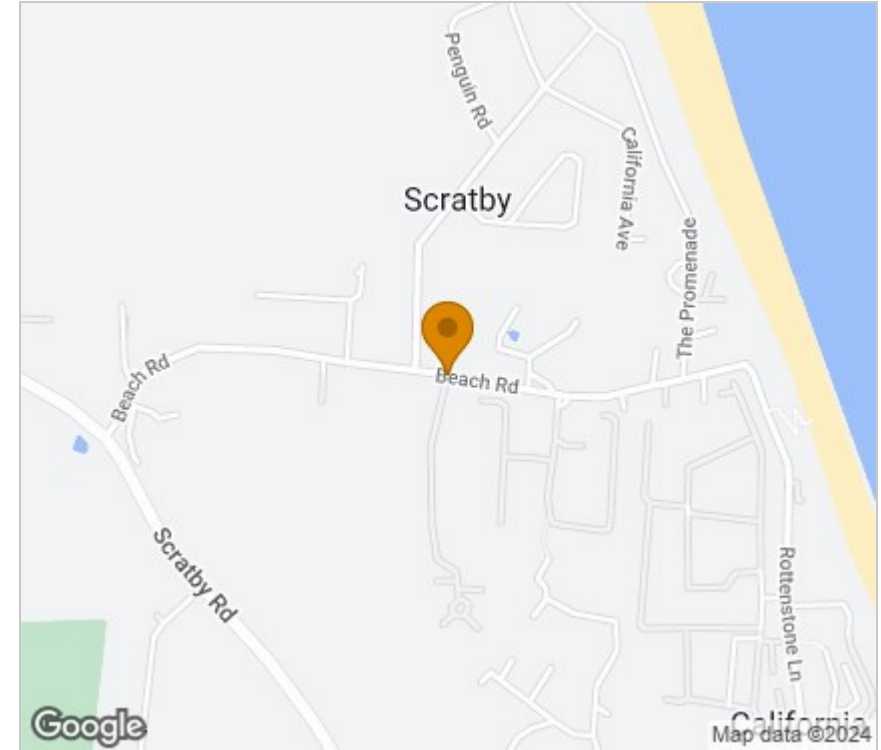
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

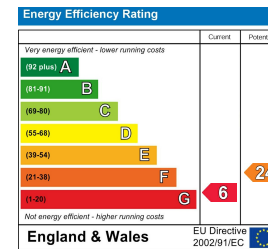
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Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA