



217 Winterton Valley Estate Edward Road

Winterton-On-Sea, Great Yarmouth, NR29 4BX

£55,000



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Aldreds are pleased to offer this well presented two bedroom end terraced holiday chalet on this much sought after coastal village site. The chalet offers accommodation comprising open plan kitchen/dining/living area, inner hall, two bedrooms and bathroom. The chalet is sold furnished and ready for use. Offered with no onward chain. An early viewing is recommended.

Open Plan Kitchen/Dining/Living Room

Kitchen/Dining Area 9'10" x 7'8" (3.00 x 2.36)

Double glazed full height window and entrance door, range of fitted wood effect kitchen units with wall and matching base units with work surface and tiled splash back, stainless steel sink and drainer, electric cooker, power points, wood effect flooring, open plan access to:-

Living Room 13'10" x 8'0" (4.24 x 2.44)

Double glazed sliding patio doors with glazed side panels to front aspect, power points, tv point, fitted shelving, fitted carpet, door to:-

Inner Lobby

Built in airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom 1 7'8" x 7'6" average (2.34 x 2.31 average)

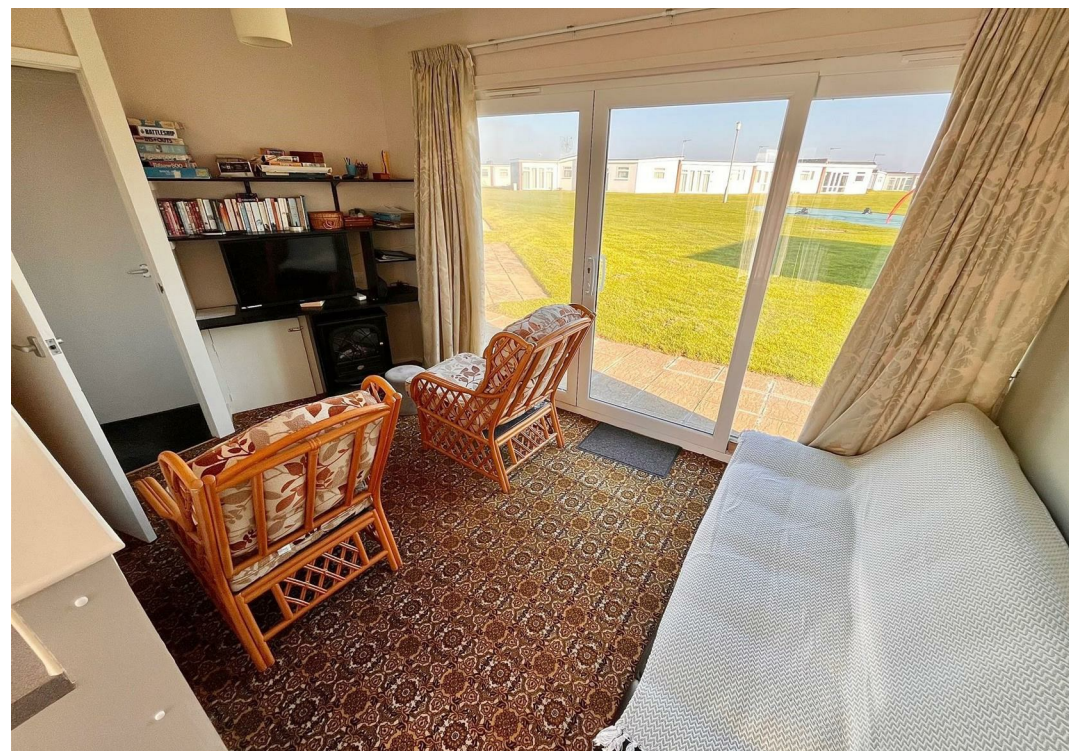
Double glazed window to rear aspect, fitted wardrobe, double bed, power points, fitted carpet.

Bedroom 2 10'0" maximum x 6'10" maximum (3.05 maximum x 2.09 maximum)

Double glazed window to front aspect, bunk beds, wardrobe, fitted carpet, power points.

Bathroom

White suite comprising panelled bath with electric shower fitting over, part tiled walls, wash basin, low level wc, frosted double glazed window.





Outside

To the front and rear of the chalet are two good size sun trap patio areas to take advantage of the morning and afternoon sunshine. The property sits in beautifully maintained lawned grounds adjacent to parking and close to the child's play area making it ideal for families.

Tenure

Leasehold. The remainder of a 99 year lease from 1973. Ground rent and service charges for 2024 approximately £1884.80 this also includes buildings insurance.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Services

Mains water, electric and drainage.

Location

Winterton-on-Sea is a coastal village approximately 9 miles north of Great Yarmouth with a sandy beach * Sand dunes * Nature Reserve * There is a selection of shops * Post Office * First School * Middle and High Schools are situated in Martham approximately 3 miles away * School buses operate in the area * Eastern Counties Bus services link the coastal village with Great Yarmouth.

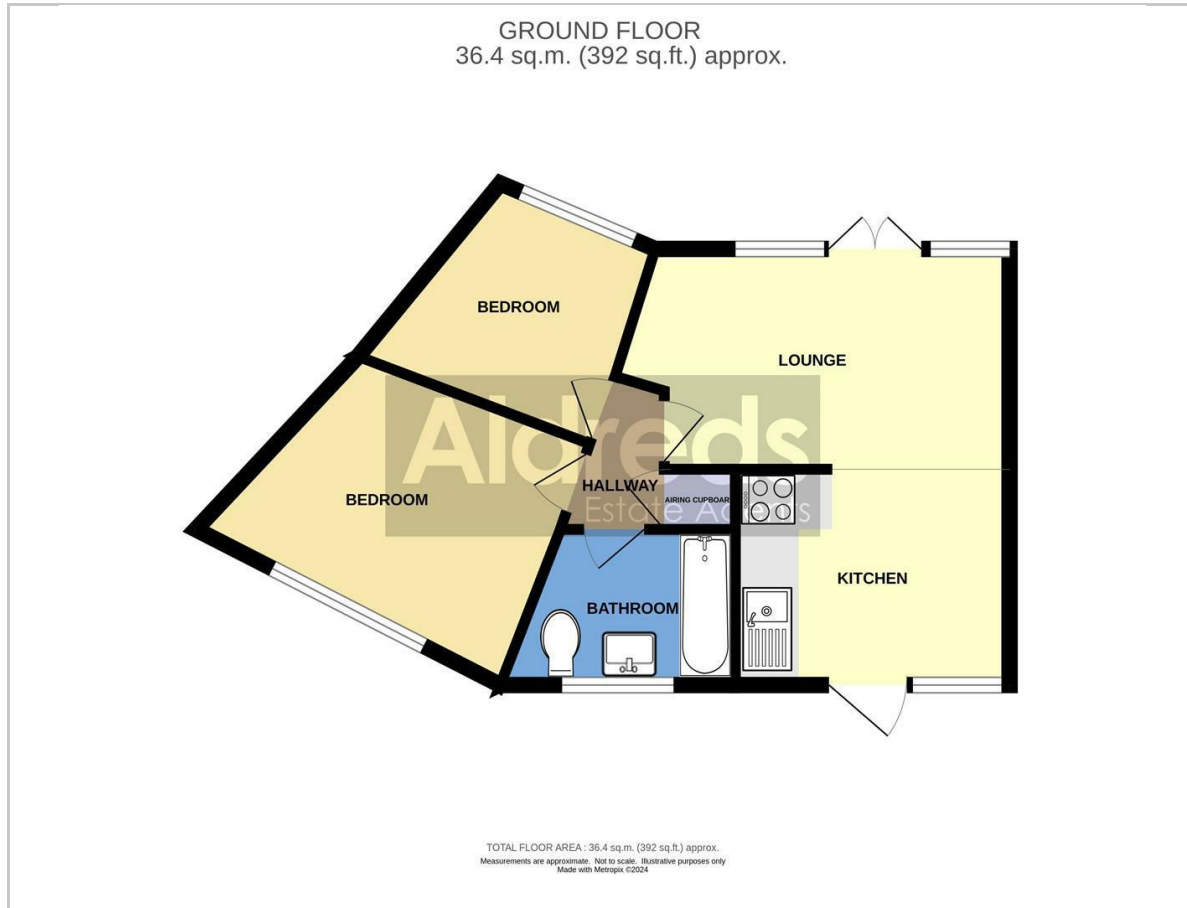
Directions

On arriving in the village of Winterton on the Hemsby Road, turn right into Edward Road, turn first right into Bush Road, continue towards the end of the road where Winterton Valley Estate can be found on your right hand side, turn right into the park, follow the access road along the rear of the site, bear round to the left, past the site office, then bear right where parking is available on the left hand side and the chalet can be found adjacent to the car park on the right.

Ref: Y11998/03/24/CF



Floor Plan



Area Map



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.

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