



198 Winterton Valley, Edward Road

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

Asking Price £57,000





## 198 Winterton Valley,

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

Aldreds are pleased to offer this well equipped and immaculately presented two bedroom mid terraced holiday chalet on this much sought after Winterton Valley Estate. This chalet has been finished and maintained to a high standard and offers accommodation including open plan kitchen/living/dining area, inner hall, two bedrooms and shower room. The chalet also benefits from double glazed windows and sits in well maintained communal lawned grounds with on site parking available and an east/west facing sunny aspect. Early internal viewing is highly recommended to appreciate the quality this chalet offers.

### Open Plan Kitchen/Living Room

#### Living Room Area

14'0" x 7'10" (4.27 x 2.41)

Double glazed French doors and windows to front aspect, power points, tv point, wall mounted plasma style electric fire, three seater leather sofa and armchair, carpeted flooring, unit with tv, door to inner hall, open access to:-

#### Kitchen/Dining Area

9'10" x 8'0" (3.02 x 2.46)

Double glazed window and door to rear aspect, kitchen area fitted with a range of wood grain finish wall and matching base units with roll top work surface and tiled splashback, wine store, single drainer white cast sink and drainer with mixer taps, power points, built in electric oven and four ring ceramic hob over, integrated fridge, part tiled and carpeted flooring, table and chairs, small breakfast bar unit divider with microwave..

#### Inner Lobby

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

#### Bedroom 1

7'9" x 7'7" (2.38 x 2.33 )

Double glazed window to front aspect, power points, two single beds, bedside cabinet and double wardrobe, electric panel heater, fitted carpet.

#### Bedroom 2

10'7" x 7'10" (3.23 x 2.41)

Double bedroom with double glazed window to rear aspect, power points, double bed, bedside cabinets, electric panel heater, fitted carpet.







### Shower Room

Quality white suite comprising corner quadrant tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern and adjacent vanity unit with inset wash basin, tiled walls and flooring, frosted double glazed window to rear aspect, Dimplex electric fan heater, HIB mirrored cabinet.

### Outside

The chalet is nicely positioned on the site with an east/west aspect with two large paved sun trap terraces to either side of the chalet, nearby car parking.

### Tenure

Leasehold - 99 years from 1971

Ground rent & maintenance charges for 2024 (including building insurance and electric) - £2,176.58 (inc VAT) Site fees paid for 2024

Site open 25th March - 30th October

Dogs allowed

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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.

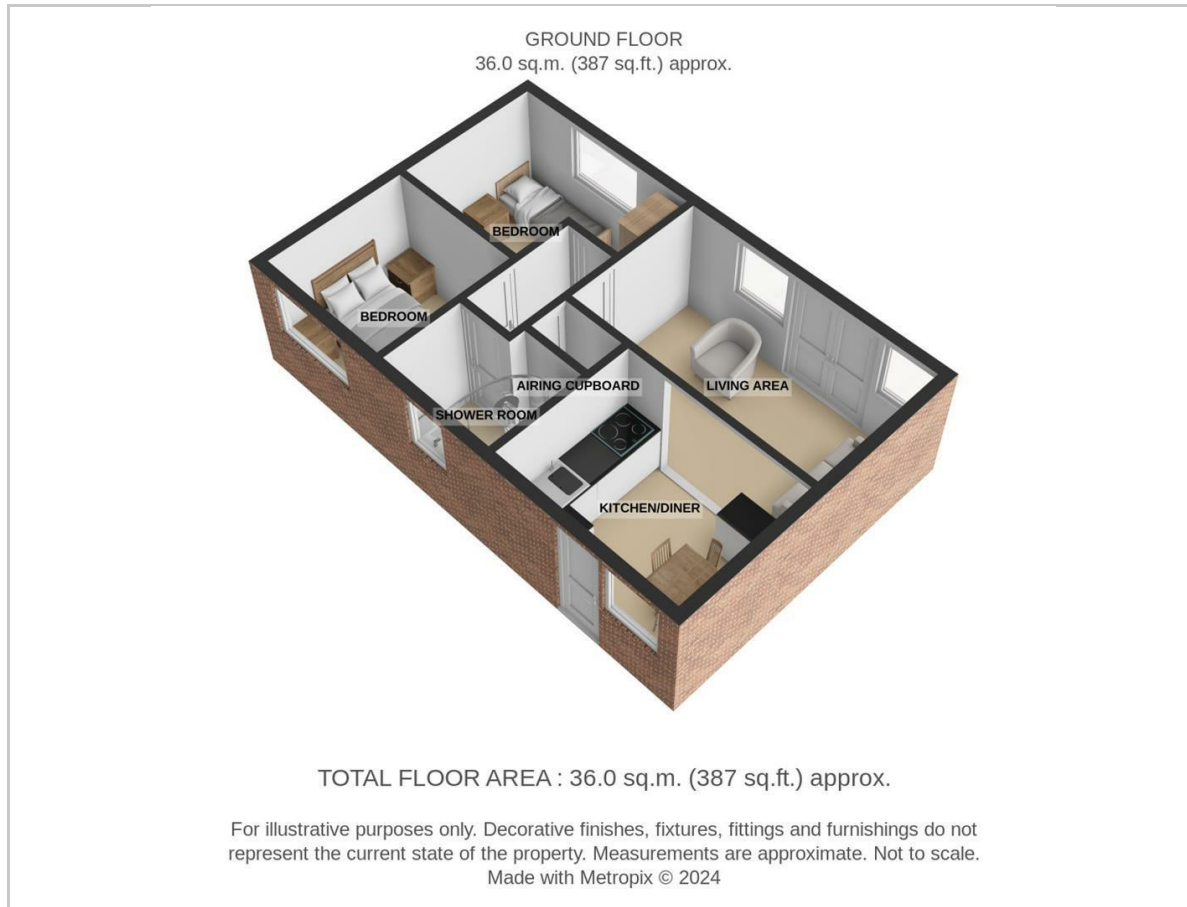
### Directions

On arriving in the village of Winterton-on-Sea on the Hemsby Road, turn right into Edward Road where Winterton Valley Estate can be found on your right hand side. Turn right in to the site and after a couple of hundred yards follow the road around to the left, pass the reception building and after a short distance bear right and continue to the bottom bearing left. After a short distance pull in to the left car park where the chalet can be found just beyond the first block.

Ref: Y12173/07/24/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.

### 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.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA