



51 Waveney Valley Holiday Village Butt Lane

, Burgh Castle, NR31 9FN

£40,000



## 51 Waveney Valley

, Burgh Castle, NR31 9FN

**\*\*\*Chain Free\*\*\*** A fantastic opportunity to acquire this well-presented 2 bedroom mid-terrace holiday chalet, situated in a peaceful setting with communal grounds perfect for relaxing or socializing.

Offered on a Freehold basis, this property is ideal as a holiday retreat or investment opportunity. The chalet benefits from LPG gas connection and is UPVC double glazed throughout, ensuring warmth and efficiency.

### Lounge

12'9" x 10'2" (3.9m x 3.1m)

Laminate floor, access to 2 bedrooms, bathroom, kitchen, radiator, double glazed window and door to front.

### Kitchen

4'11" x 6'2" (1.5m x 1.9m)

Vinyl floor, radiator, double glazed window to rear, laminate countertops, under counter and wall mounted cupboards, free standing oven with extractor fan, sink and draining board, space for under counter fridge.

### Bedroom 1

7'10" x 8'2" (2.4 x 2.5m)

Laminate floor, built in cupboards, double glazed windows to rear, radiator.

### Bedroom 2

7'10" x 7'10" (2.4m x 2.4)

Laminate floor, double glazed windows to front, radiator.

### Bathroom

Vinyl floor, WC, basin, bath, double glazed window to rear, built in storage.

### Tenure

Freehold - 1st March-14th January annually - The vendor informs us that the site charge is approx. £1,500 a year

### Services

Mains electric, water, drainage, LPG gas.





### 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 at the Kingfisher Park Homes site.

### What3Words

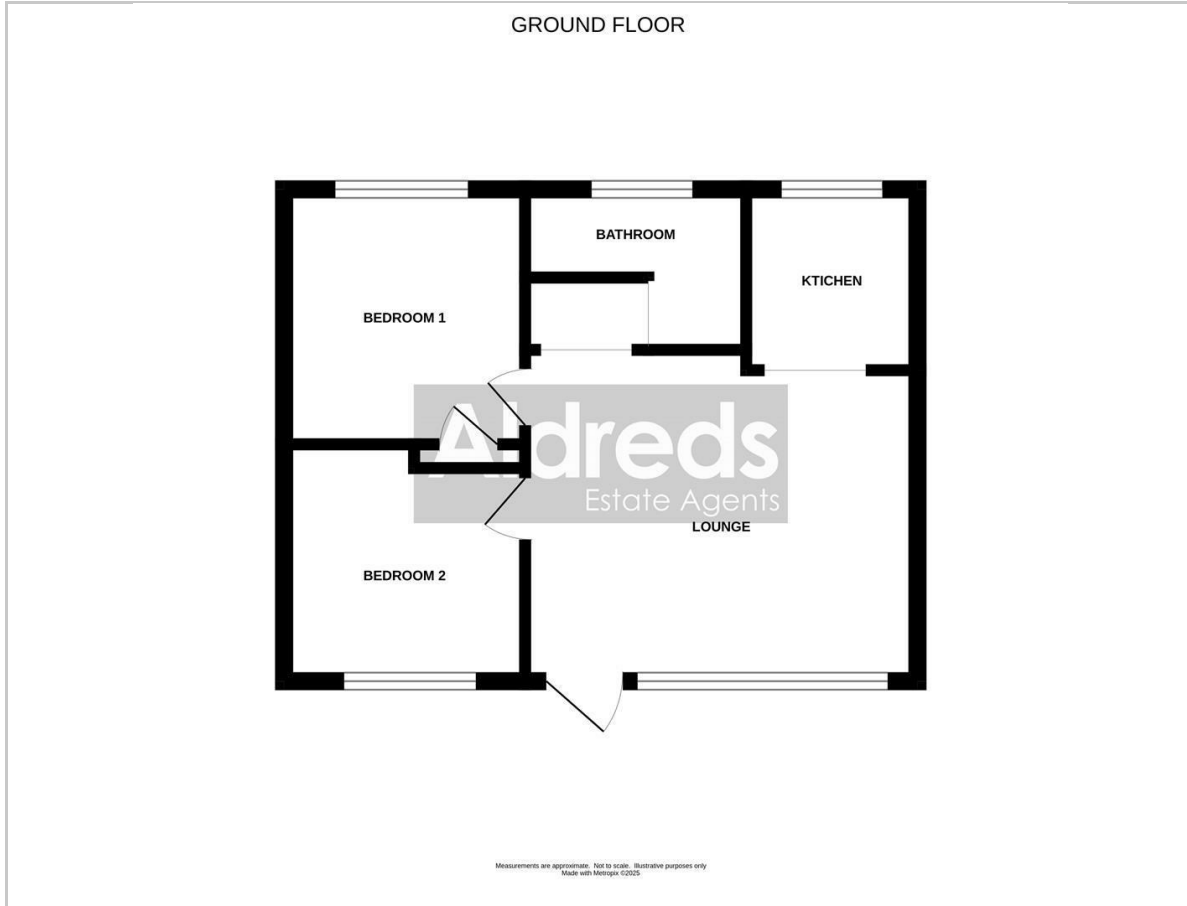
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### Ref

G18316/05/25



## 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

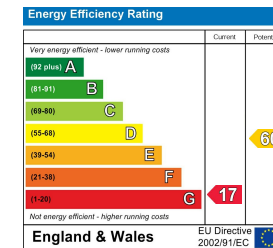
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## Area Map



## Energy Efficiency Graph



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