Aldreds
Estate Agents



256 Winterton Valley Estate Edward Road

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

£35,000

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Aldreds are pleased to offer this east and west facing, well maintained and well equipped, two bedroom mid terrace holiday chalet situated in the much sought after Winterton Valley Estate. The chalet offers accommodation including open plan living/dining/kitchen area with fitted kitchen, two bedrooms and bathroom. The chalet benefits from double glazed windows. Offered with no onward chain. Early viewing is highly recommended to appreciate.







Living /Dining Room 18'7" x 7'11" (5.66 x 2.41)
Double glazed window and French doors to front aspect, table and chairs, sofa and arm chairs, tv point, fitted carpet, open access to:

Kitchen Area 7'7" x 5'5" (2.31 x 1.65)
Fitted modern white matching wall and base units with wood effect work surface over, single drainer sink unit, part tiled walls, cooker, fridge, microwave, double glazed window and part double glazed pvc door to rear, vinyl flooring.

Bedroom 1 12'4" x 8'4" (3.76 x 2.54 (3.77 x 2.53))
Double bed, wardrobe, bedside cabinet, double glazed window to front aspect, fitted carpet.

Bedroom 2 9'0" x 7'10" (2.74 x 2.39)
Two single beds, bedside cabinet, double glazed window to rear aspect, fitted carpet.

Inner Lobby
Cloaks storage space, built in airing cupboard housing the copper hot water cylinder, door in to:

Bathroom
White suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to rear aspect.

Outside
The property faces an east and west direction with communal lawned grounds, communal parking nearby and childrens play area.

Tenure
Leasehold.

99 year lease from 25th March 1971.

Site fees for 2026 (including ground rent, site upkeep, building insurance electricity availability and VAT) - £2,161.86

Site open 24th March - 31st October + 7 days at Christmas

Dogs allowed.

Services
Mains water, electric and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A' (10% reduction applies for holiday use).

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 the bend passing the reception building and follow the road around to the right where the chalet be found on the left hand side after a couple of hundred yards.

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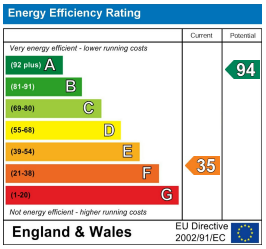
Area Map



Floor Plans



Energy Efficiency Graph



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