

Aldreds
Estate Agents

401A The Glebe

Hemsby, Great Yarmouth, NR29 4JA

£200,000

3 1 1 C

401A The Glebe

Hemsby, Great Yarmouth, NR29 4JA

Aldreds are pleased to offer this immaculately presented, modern detached bungalow in a sought after location close to local amenities and a short walk to the beach. This attractive property has been very well maintained and would make an ideal retirement home with a spacious layout of accommodation comprising of a living room, inner hall, quality fitted kitchen/dining room, three good sized bedrooms and a bathroom. Vertical blinds where fitted are included in the sale. Outside there are low maintenance gardens and driveway parking. The property also benefits from double glazed windows, electric central heating and solar panels for lower running costs. Offered chain free.

Living Room
15'9" x 11'0" maximum (4.82 x 3.37 maximum)
Double glazed window to front aspect and double glazed French doors to the side driveway, wall mount television point, radiator, quality LVT flooring, door to:

Inner Hall
Built in airing cupboard housing the electric boiler and pressurised hot water cylinder, quality LVT flooring, radiator, spot lights, doors leading off to:

Kitchen/Dining Room
14'11" maximum x 11'8" maximum (4.55 maximum x 3.58 maximum)
Quality fitted kitchen with modern light grey finish with wall and matching base units with granite effect work surfaces over, integrated slimline dishwasher, space and plumbing for a washing machine and tumble dryer, part metro tiled walls, built in electric oven, four ring ceramic hob and incorporated extractor over, tiled flooring, double glazed window to front aspect, radiator, part double glazed composite entrance door to side.

Bedroom 1
11'5" x 11'3" (3.50 x 3.45)
Double glazed window to rear, radiator, television point, fitted wardrobes, fitted carpet.

Bedroom 2
11'10" x 9'6" (3.62 x 2.92)
Double glazed window to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom 3
11'6" x 7'5" (3.52 x 2.27)
Double glazed window to rear, radiator, fitted carpet.















Bathroom

8'2" minimum x 5'6" (2.50 minimum x 1.70)

White suite comprising curved panelled bath with mixer tap and mains fed shower fitting over, low level wc with concealed cistern, vanity unit with inset wash basin, mainly tiled walls, radiator, spot lights, extractor fan, frosted double glazed window to front aspect.

Outside

To the front of the property is a walled forecourt garden area of low maintenance. To one side is a pathway leading to the entrance and to the other a shingled driveway for off road parking. At the rear is also a low maintenance shingled garden, paved patio with a summerhouse and a timber shed/workshop both with power and light connected.

Tenure

At present the property is held under a rolling yearly Leasehold title and our client is in the process of obtaining the Freehold title. There is also a maintenance and service charge of approximately £1300 per annum payable to the Geoffery Watling trust fund for the maintenance and upkeep of The Glebe Estate (the fees are only payable if purchasing as leasehold).

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

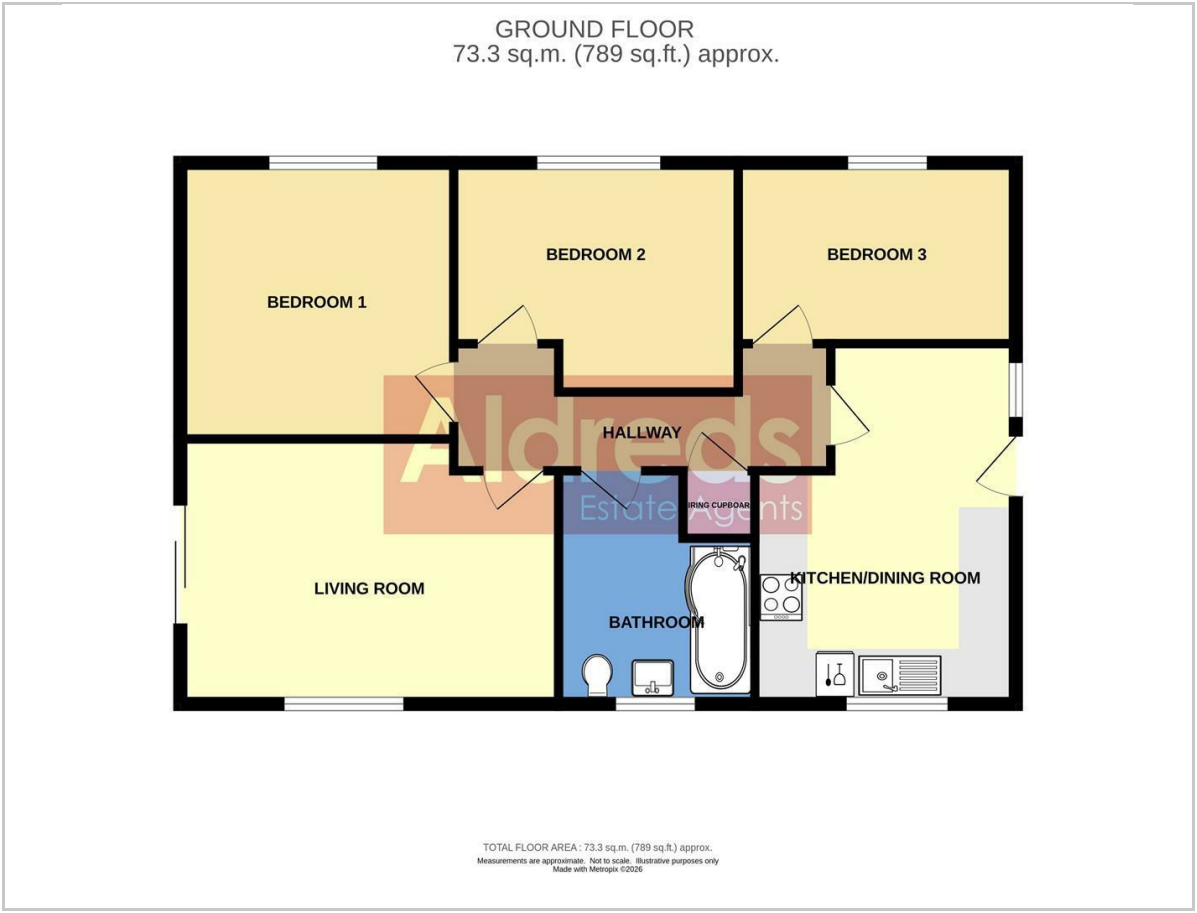
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth * There is a variety of shops * Post Office * Medical centre * First school with older children attending the Middle and High schools in Martham * a school bus service link the coastal village with Great Yarmouth.

Directions

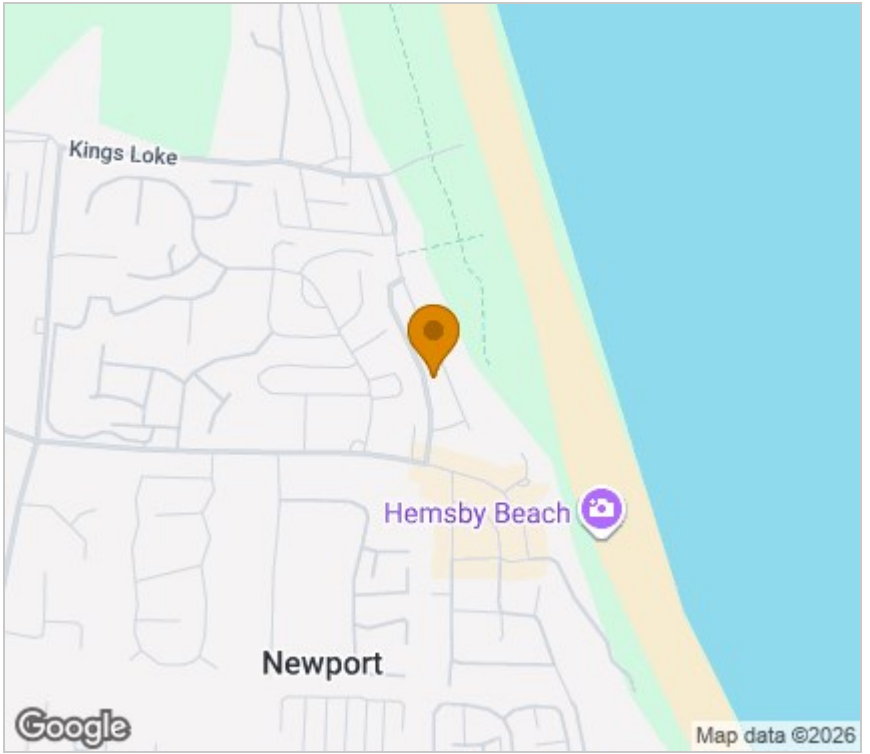
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over two roundabouts and continue into Scratby, continue through Scratby until the village of Hemsby, continue past the cemetery on the left, at the mini roundabout turn right into Beach Road, turn left into The Glebe.

Ref: Y12850/09/26/CF

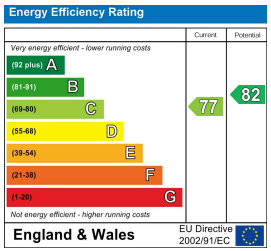
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth 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 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