



28 Four Acres Estate

Hemsby, Great Yarmouth, NR29 4JB

Auction Guide £85,000



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This is a non standard construction detached bungalow on a generous plot in a quiet tucked away cul de sac location within walking distance of Hemsby Valley and the sea beyond. The property would make an ideal holiday home with accommodation comprising of a kitchen, central living room, shower room and three bedrooms. Outside there is a southerly facing rear garden and front garden with driveway access. The property also benefits from double glazed windows, is offered chain free and is sold as seen.

Kitchen

8'11" x 7'4" (2.74 x 2.26)

Fitted wall and matching base units with work surface over, single drainer stainless steel sink unit, corner pantry cupboard, part tiled walls, electric cooker point, double glazed window to front aspect, part double glazed pvc entrance door, door to:

Inner Lobby

Doors leading off to:

Shower Room

5'10" x 3'11" (1.79 x 1.20)

Tiled shower cubicle with electric shower fitting, low level wc, wash basin, tiled walls, frosted double glazed window to front aspect.

Living Room

14'3" x 10'2" (4.35 x 3.12)

Double aspect room with double glazed window to front aspect and double glazed French doors to rear, tv point, doors leading off to:

Bedroom 1

11'7" x 6'11" (3.54 x 2.12)

Double glazed window to rear aspect.

Bedroom 2

9'10" x 7'11" (3.02 x 2.42)

Double glazed window to front aspect.

Bedroom 3

9'8" x 8'1" (2.97 x 2.48)

Double glazed window to rear aspect.

Outside

The property sits on a generous plot with a lawned front garden and driveway access for parking. To the rear is a paved sun trap patio with south facing lawned garden. Outside lighting. Timber and felt roofed summerhouse.





Agents Note

Although the majority of properties are occupied all year round and pay a full council tax charge, it should be noted that according to the title of the property there is an occupancy restriction as the property was originally built for holiday use.

Tenure

Freehold

Services

Mains water and electric (drainage to be confirmed)

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

On arriving in the village of Hemsby from Great Yarmouth, proceed along the Kingsway to the mini roundabout, take the third exit into Beach Road, continue a short way along, turn left into Kings Loke, follow the road as it bears sharply round to the right towards the Four Acres Estate, take the first turning right into Four Acres, continue and turn first left in to a small cul de sac where the property can be found on the right hand side.

Ref: Y11933/12/23/CF

Auctioneers Comments

The property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd).

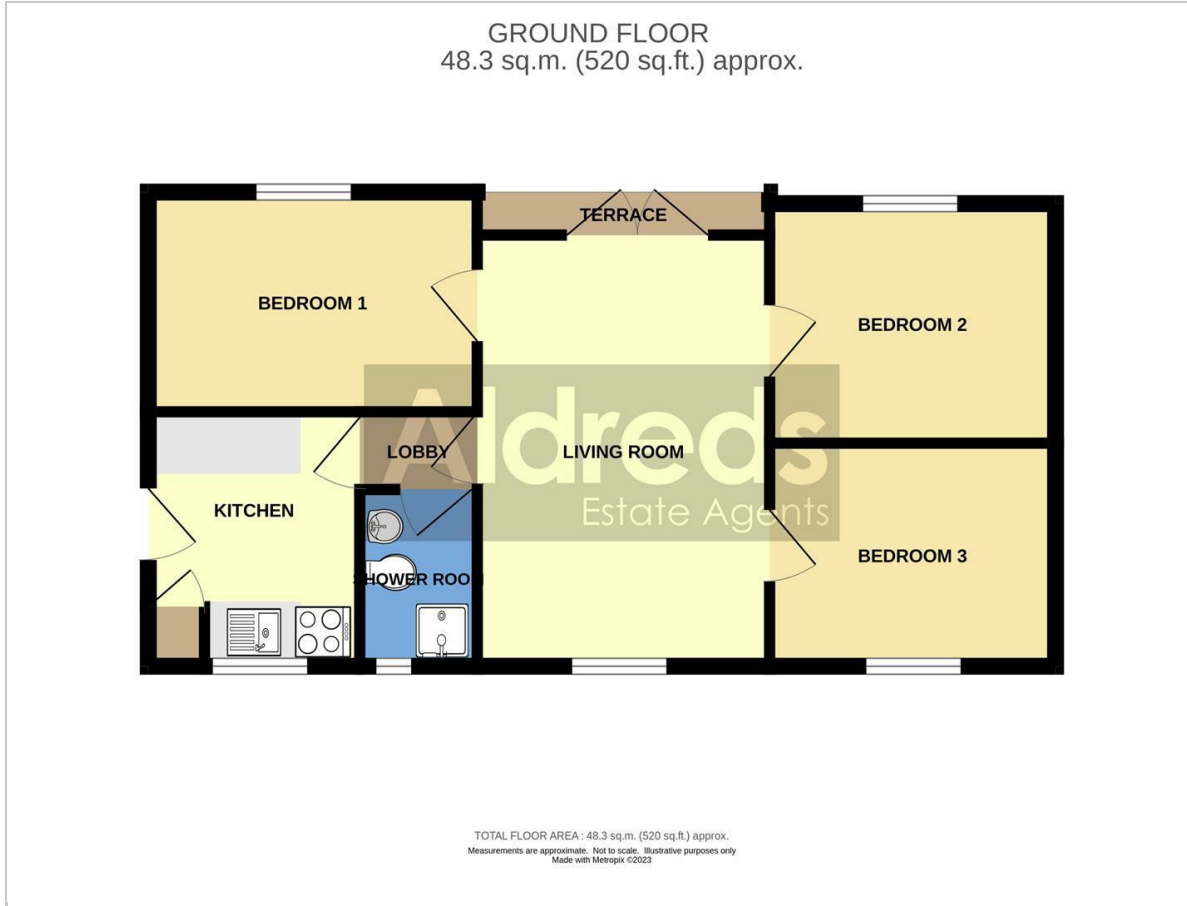
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for Stamp Duty.

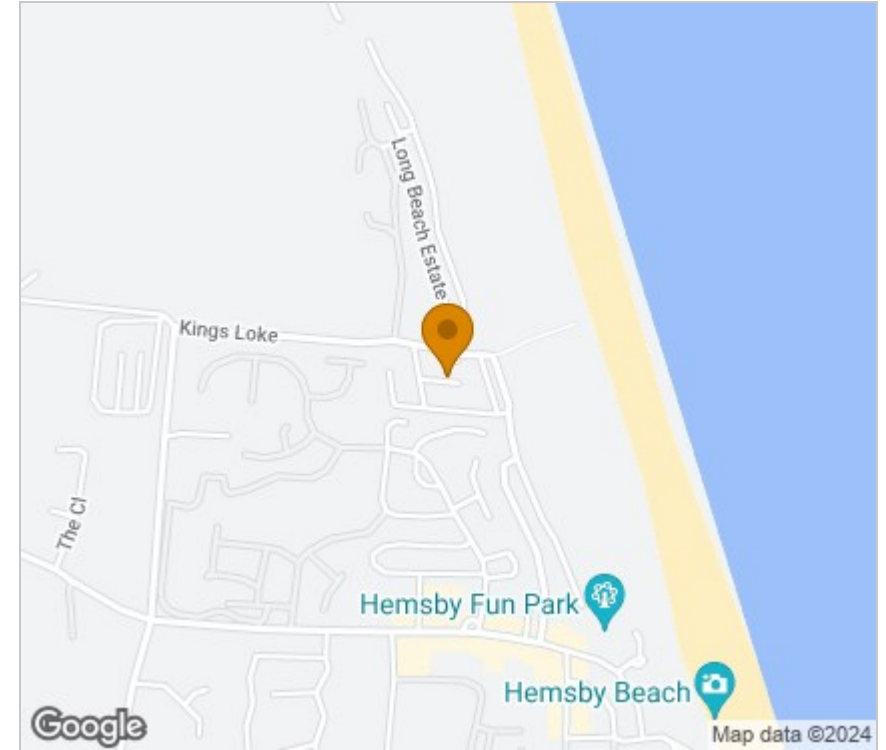
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



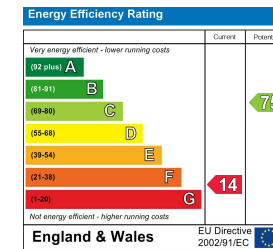
Floor Plan



Area Map



Energy Efficiency Graph



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

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

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