



## 166 Bermuda Holiday Park Newport Road

Hemsby, Great Yarmouth, NR29 4NN

£35,000



Facing a westerly direction, Aldreds are pleased to offer this very well presented two storey holiday chalet situated in the popular Bermuda Chalet Site in the coastal village of Hemsby. Accommodation comprises, lounge, kitchen, bathroom and three first floor bedrooms. This popular site offers communal lawned grounds, parking and use of on site facilities. An early viewing is recommended.





### Lounge 14'2" x 10'11" (4.32 x 3.33)

Glazed entrance door, front facing full height window, laminate floor, stairs rising to landing, power points, tv point, open plan access to:-

### Kitchen 8'8" x 7'5" (2.64 x 2.26 (2.65 x 2.25))

Window to rear aspect, a range of modern fitted kitchen units with roll top work surfaces and tiled splash back, steel sink and drainer, plumbing for washing machine, integrated electric oven and ceramic hob, tiled floor, power points.

### Lobby

Leading to:-

### Bathroom

Obscure glazed window to rear aspect, panel bath with tiled surround, low level WC, pedestal hand wash basin with tiled splash back, tiled floor, shavers point.

### Landing

Airing cupboard housing hot water cylinder, doors leading off:-

### Bedroom One 10'11" x 8'8" (3.33 x 2.64)

Window to front aspect, built in cupboard, power points.

### Bedroom Two 8'8" x 7'8" (2.64 x 2.34)

Window to rear aspect, power point, built in wardrobe.

### Bedroom Three 6'3" x 5'11" (1.91 x 1.80)

Window to rear aspect, power point.

### Outside

Communal lawned grounds, parking and use of on site facilities.

### Tenure

Leasehold.

99 years from 1st May 1977.

Ground rent & maintenance charges for 2022 = £1314.88 full breakdown on file

Site open 20th March - 31st October

NO DOGS allowed

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Hemsby is a popular coastal village with a lovely sandy beach, approximately 7 miles north of Great Yarmouth \* There are 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, turn right into Newport Road, turn left into Bermuda Holiday Site, follow the access road as it bears round to the right, continue to the end of the road where parking is available and the chalet can be found towards the right hand corner.

### EPC Rating - F (22)

Ref: Y11735/05/23/CF

### AGENTS NOTE

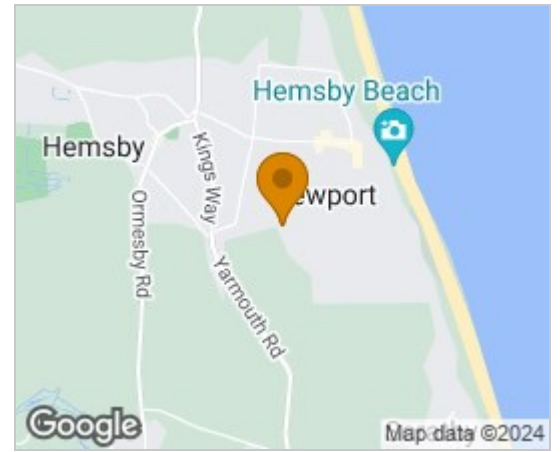
Please note that the chalet is sold inclusive of furniture (table & chairs in photo being replaced), fixtures and fittings minus any personal belongings of the vendor.

### 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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141.

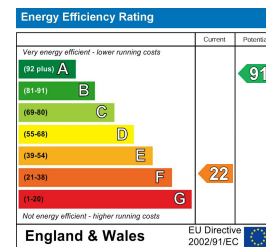
## Area Map



## Floor Plans



## Energy Efficiency Graph



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: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA