

Aldreds
Estate Agents



75 Martham Road
Hemsby, Great Yarmouth, NR29 4NQ
AUCTION GUIDE £145,000



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AUCTION Needing modernisation we offer this spacious three bedroom linked detached bungalow with driveway, garage and good sized approx. south facing garden. The property has an entrance hall, lounge, kitchen, three bedrooms and a bathroom. Oil central heating. No chain

Entrance Hall

Door to front, airing cupboard, radiator

Lounge

18'5" x 10'11" (5.62 x 3.33)

Tiled fireplace, window to front aspect, window to side aspect, radiator

Inner Hallway

Kitchen

10'4" x 8'10" (3.15 x 2.7)

Window to front aspect, door to side, base & wall units, sink, plumbing for washing machine, electric cooker point, part tiled walls

Bedroom 1

11'8" x 9'6" plus wardrobe space (3.58 x 2.91 plus wardrobe space)

Built in wardrobes, window to rear aspect, radiator

Bedroom 2

10'11" x 7'10" (3.34 x 2.4)

Window to rear aspect, radiator

Bedroom 3

8'10" x 7'11" (2.7 x 2.42)

Window to rear aspect, radiator

Bathroom

Panel bath, hand basin, low level WC, opaque window to side aspect

Outside

To the front there is a driveway to garage, overgrown lawned garden. To the rear there is a good size but overgrown approx. south facing garden with oil tank and boiler house

Tenure

Freehold

Services

Mains water, electricity, drainage





Council Tax

Band C

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, regular bus service to and from Great Yarmouth. The beaches are one of the major draws of Hemsby, with miles of sandy coastline. Large sand dunes form a natural barrier between the beach and the village behind it. Hemsby is split into two parts: Hemsby Village and Hemsby Beach. Hemsby Village is mainly the residential area located about a mile inland. Kingsway this is also the main location for buses into Great Yarmouth and Martham.

Directions

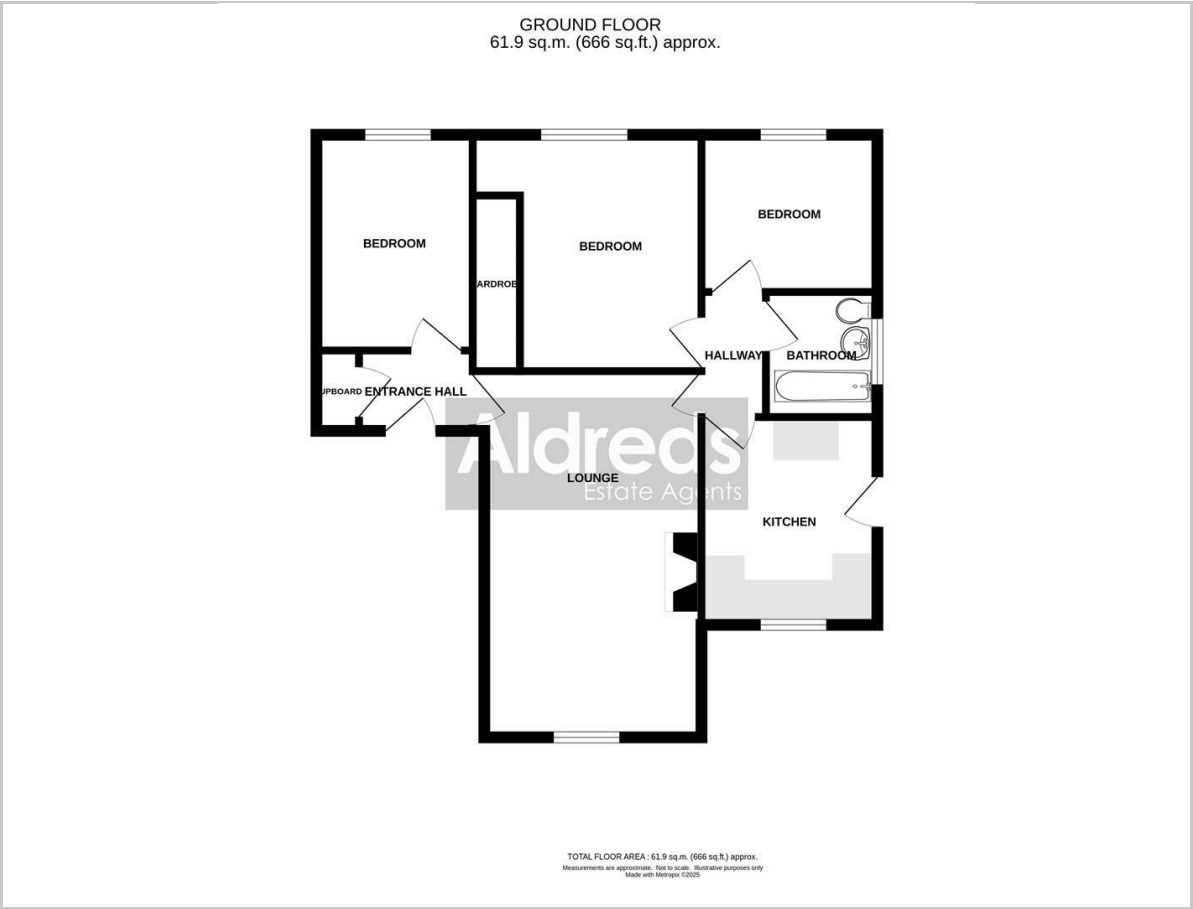
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road at the junction with Newport Road, bear round to the left, continue to the crossroads with The Street, continue straight ahead into Waters Lane passing the recreational ground on the left, continue as the road bears round to the left into Martham Road where the property can be found a short way along on the left hand side just before the turning to Mill Road.

Ref Y12446/06/25

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.

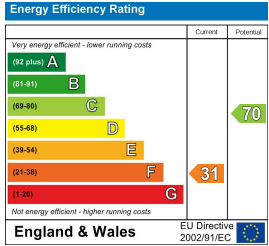
Floor Plan



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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