



9 The Jasmines The Crescent

Hemsby, Great Yarmouth, NR29 4JF

£135,000



## 9 The Jasmines The

Aldreds are pleased to offer this attractively presented, modern end terraced house in a small complex of properties originally designed for holiday use. The property offers well equipped accommodation comprising of a spacious living room, modern kitchen, first floor landing, two double bedrooms and a bathroom. Outside are communal gardens and a small rear courtyard, off road parking. The property also benefits from LPG heating, double glazed windows and would make an ideal holiday property being sold with fixtures and fittings. Offered chain free.

### Living Room

16'11" x 10'4" (5.16 x 3.16 )

Moulder fireplace with electric fire, two radiators, wood panelled entrance door, tv point, stairs to first floor, door to:

### Kitchen

10'5" x 10'2" (3.19 x 3.10)

Plus deep under stairs cupboard, modern fitted kitchen with wood effect wall and matching base units with granite effect polished worktops over and matching splashbacks, built in electric oven and four ring ceramic hob, space and plumbing for a washing machine, single drainer stainless steel sink unit with mixer taps, fridge/freezer, cupboard housing the LPG boiler, double glazed window to rear, wood panelled rear entrance door, vinyl flooring, radiator.

### First Floor Landing

Access to the loft space, fitted carpet, doors leading off to:

### Bedroom 1

11'10" x 10'0" (3.62 x 3.05)

Double glazed dormer window to front aspect, radiator, fitted carpet.

### Bedroom 2

10'5" x 9'7" (3.18 x 2.93)

Velux double glazed window to rear aspect, radiator, fitted carpet.

### Bathroom

8'7" x 6'5" (2.63 x 1.97)

White suite comprising panelled bath with electric shower fitting over, low level wc, pedestal wash basin, part tiled walls, vinyl flooring, radiator, frosted double glazed dormer window to front aspect.

### Outside

To the front of the property are communal lawned gardens and adjacent allocated car parking space. A gate to the rear leads to a small courtyard garden to the rear.





### Tenure

The property is Freehold and it was originally built for holiday use and although it has a restriction for occupancy for 10 months of the year has been occupied all year round and is rated with full Council Tax payable.

### Agents Note

The property is offered with fixtures and fittings included within the sale.

### 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, 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. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different machines. A variety of seaside-style cafes and restaurants are available, offering sit-down meals, take-away fish and chips and Chinese food. Fun fairs, crazy golf courses and children's rides also feature on a number of sites along the street.

### 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, continue into Kings Way, at the mini roundabout turn right into Beach Road, continue to the end bear right in front of The Lacons pub and after a short distance turn first left in to The Crescent. The Jasmines can be found after a short distance on the right hand side.

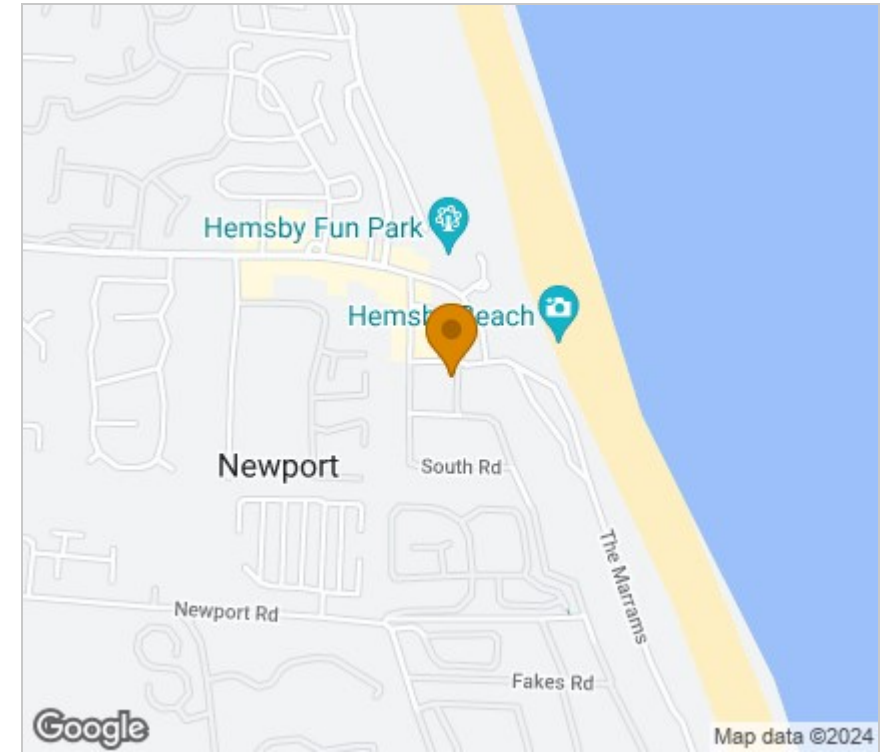
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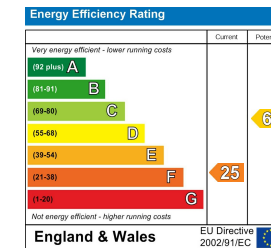
## Floor Plan



## 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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