

**Aldreds**  
Estate Agents

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63 Harebell Way  
Carlton Colville, Lowestoft, Suffolk  
Asking Price £155,000





## 63 Harebell Way

Aldreds are delighted to offer this 2 bedroomed end of terraced property located in this popular area of Carlton Colville close to Carlton marshes, schools and local amenities. The property benefits from a nice size lounge, open plan kitchen/diner. To the first floor there are 2 bedrooms and a family bathroom. The property would be ideal for a first time buyer or buy to let investor. Viewing strongly recommended. No onward chain.

### Lounge

10'11" x 8'4" x max 12'2" (3.341 x 2.565 x max 3.733)

Fitted carpet, Upvc window to front aspect, full length storage cupboard, power points, electric storage heater.

### Dining Area

13'3" max x 6'9" (4.061 max x 2.059)

Fitted carpet, Upvc window to side aspect, electric storage heater, power points, spiral staircase leading to first floor, door leading to rear garden.

### Kitchen

8'3" x 7'1" (2.537 x 2.175)

Ceramic tiled flooring, fitted kitchen units, recess for washing machine, fridge/freezer and gas cooker, stainless steel sink with single drainer, extended timber work surfaces, power points, Upvc window to rear aspect.

### Bedroom 1

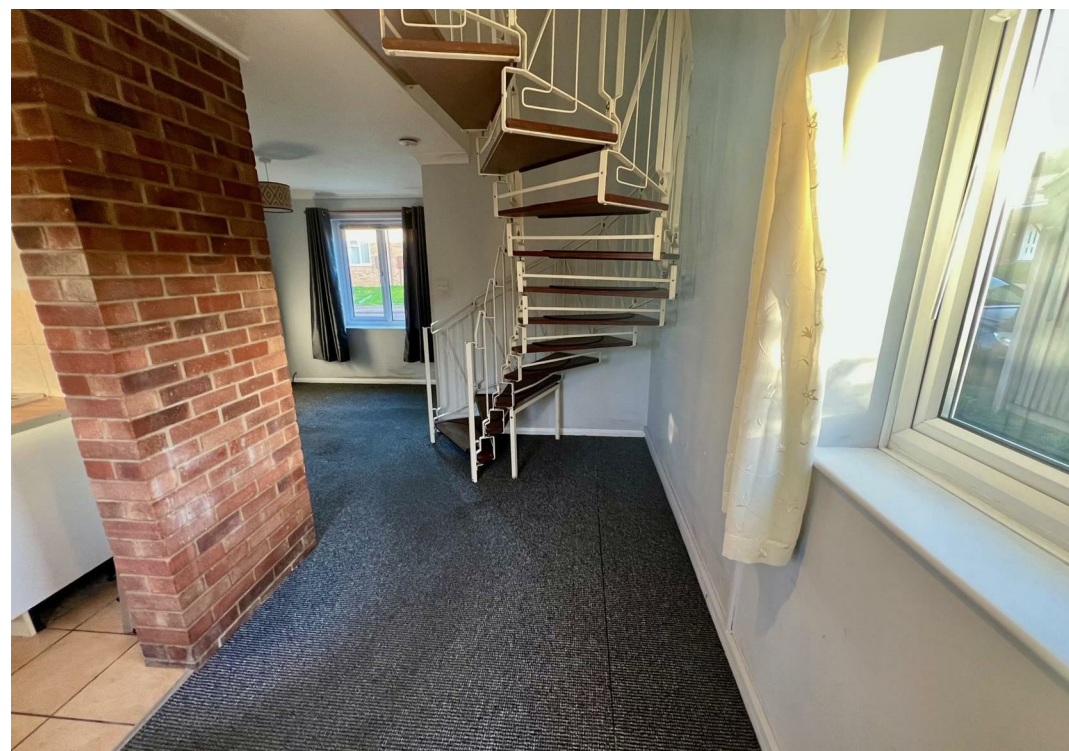
9'3" x 12'3" (2.842 x 3.753)

Fitted carpet, power points, Upvc window, built in wardrobe, full length storage cupboard, door leading to bathroom.

### Bedroom 2

5'10" x 8'1" (1.787 x 2.47)

Fitted carpet, power points, Upvc window.







### Family Bathroom

6'2" x 6'3" (1.89 x 1.907)

Laminate flooring, white bathroom suite comprises of a panel bath, low level W.C, hand basin, Upvc window.

### Outside

#### Outside To The Front

There is a lawned area with pathway leading to front door and an outside storage cupboard.

#### Outside To The Rear

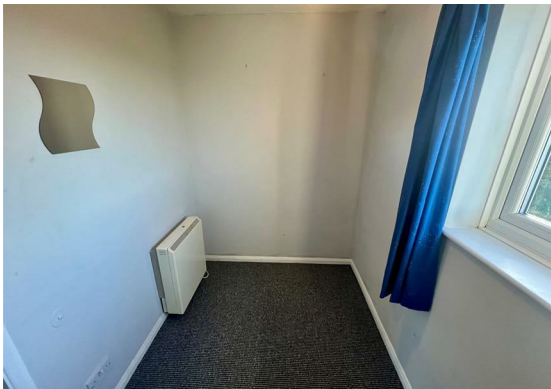
There is a spacious fully enclosed stoned garden with side gate, range of shrubs, patio area for bistro style dining, timber and felt shed. Further to the rear there is off road parking.

### Council Tax Band

A

### Tenure

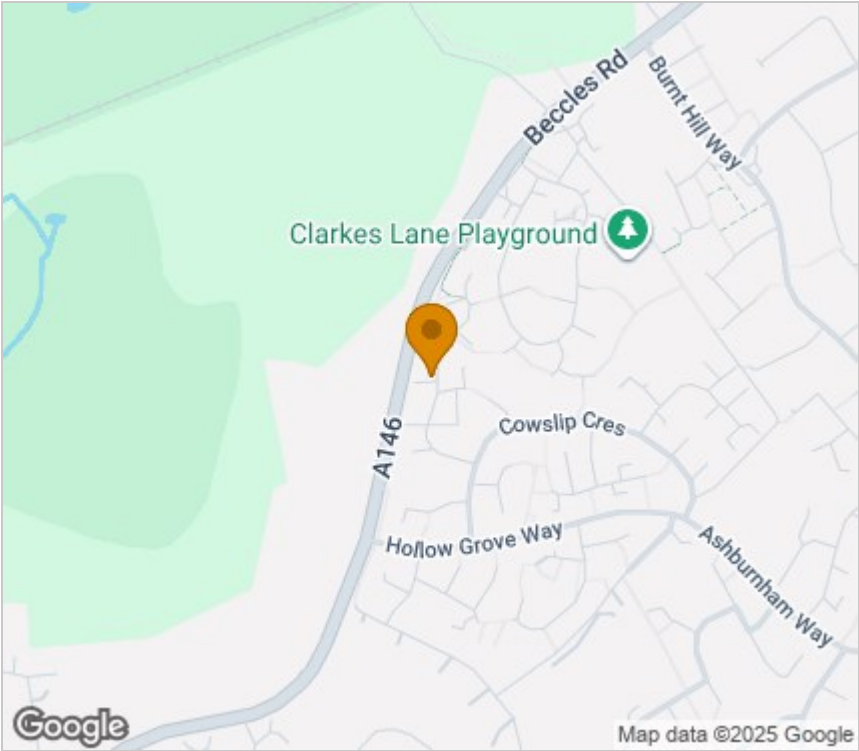
Freehold



Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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