

**Aldreds**  
Estate Agents

63

65

63 Harebell Way  
Carlton Colville, Lowestoft, Suffolk  
Asking Price £149,000





## 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

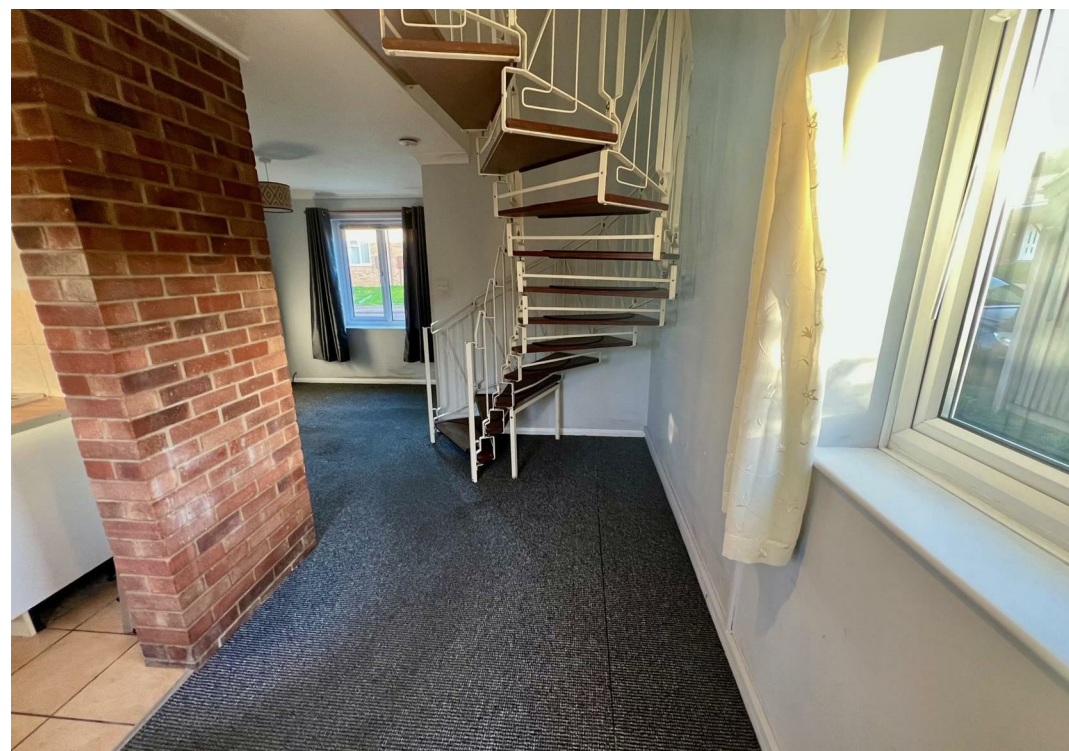
9'3" x 12'3" (2.842 x 3.753)

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

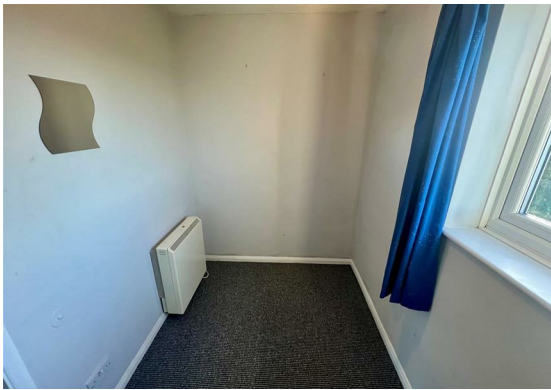
There is a spacious fully enclosed stoned garden with side gate, range of shrubs, patio area for bistro style dining, timber and felt shed. Further to the rear there is off road parking.

### Council Tax Band

A

### Tenure

Freehold



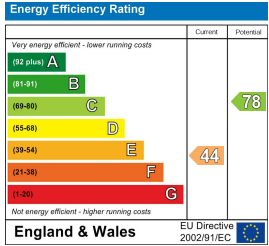
Floor Plan



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.

**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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

143 London Road North, Lowestoft, Suffolk, NR32 1NE  
Tel: 01502 565432 Email: [lowestoft@aldreds.co.uk](mailto:lowestoft@aldreds.co.uk) <https://www.aldreds.co.uk/>  
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA