HARDIMANS

# 45 Hollow Grove Way

**Carlton Colville, Lowestoft, NR33 8NS**

**Offers Over £170,000**

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# 45 Hollow Grove Way, Carlton Colville, Lowestoft, Suffolk, NR33 8NS

Hardimans are delighted to present this fantastic two-bedroom home located in Hollow Grove Way in Carlton Colville. The house offers bright and versatile accommodation throughout which includes 2 bedrooms, inviting lounge/diner, kitchen, bathroom and with the added bonus of a conservatory and Garage. Ideally positioned close to local amenities, schools and transport links, this wonderful home represents an exciting opportunity for first-time buyers, families or Buy to let Investors.
Do not miss out on this opportunity, book a viewing today!

## PORCH
upvc door to front entrance, upvc double glaze frosted windows to front and side aspect.

## SITTING ROOM/DINING ROOM
upvc door to front entrance, upvc double glaze frosted windows to front and side aspect.

## CONSERVATORY
upvc double glaze double doors into garden, upvc double glade windows surround, half brick.

## KITCHEN
upvc double glaze window into conservatory, worktop space, cupboards under and above, sink with drainer, built in storage cupboard, partial tiled walls.

## LANDING
Stairs.

**PRIMARY BEDROOM**
upvc double glaze window to front aspect, above stairs storage cupboard, built in wardrobe and radiator.

**BEDROOM**
upvc double glaze window to rear aspect, loft hatch and radiator.

**BATHROOM**
upvc double glaze frosted window to rear aspect, low level WC, hand wash basin, bath with electric shower above, partial tiled walls

**OUTSIDE**
To the front, lawn with path to front door To the rear, mainly laid to lawn with path to rear gate, shingle borders, shed.

**GARAGE**
up and over door.

**TENURE**
Freehold

**COUNCIL TAX BAND**
A

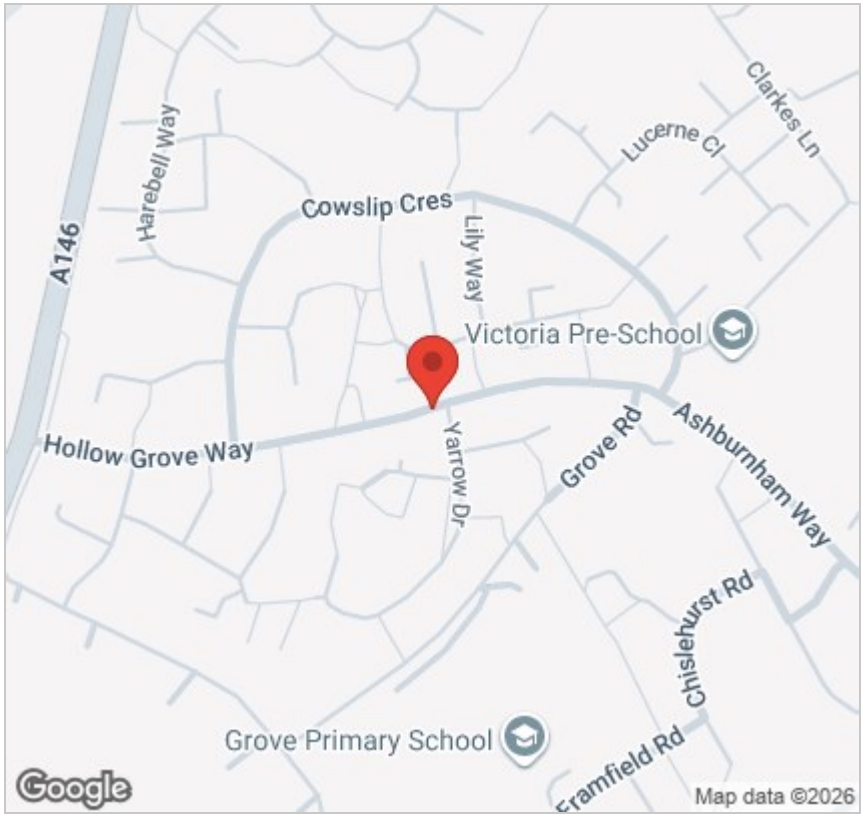
**MATERIAL INFO**
This property has:
Mains Electric, water & sewerage - heating by night storage heaters
Flood Risk Info: Very low
* Broadband: Could achieve speeds of Ultrafast 2000 Mbps
* Mobile: 02, THREE, VODAFONE, EE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.

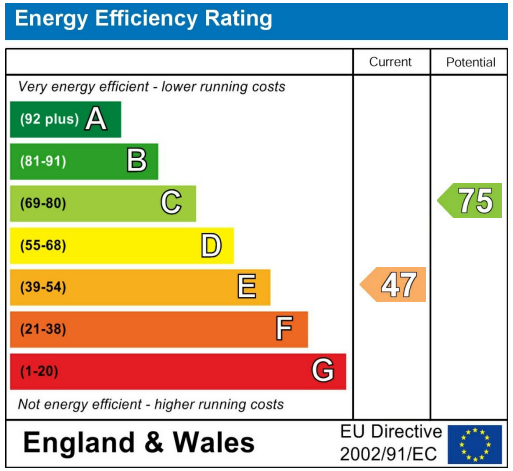
## Floor Plan

Conservatory
12'3" x 9'0"
3.73 x 2.74 m
Kitchen
7'4" x 8'0"
2.24 x 2.44 m
Dining Room
6'9" x 8'4"
2.08 x 2.56 m
Living Room
14'6" x 10'8"
4.44 x 3.27 m
Entry
4'7" x 2'10"
1.41 x 0.88 m
Floor 1
Bathroom
6'2" x 5'5"
1.88 x 1.66 m
Bedroom
7'11" x 8'8"
2.44 x 2.65 m
Landing
3'6" x 2'10"
1.08 x 0.88 m
Bedroom
11'4" x 10'0"
3.46 x 3.06 m
Floor 2
Garage
8'6" x 17'6"
2.60 x 5.36 m

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Lowestoft Office on 01502 515999
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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