

63 Coronation Avenue, Haverfordwest



Offers In The Region Of £175,000



This three-bedroom semi-detached home on Coronation Avenue offers a fantastic chance to put your own stamp on a property. While in need of some modernisation, it has been well maintained and is in good condition throughout.

The property comprises 3 bedrooms, living room, kitchen, dining room and bathroom. Externally, the property benefits from an enclosed rear garden.

Coronation Avenue itself is only half a mile or so from the centre of the town, with a number of amenities within walking distance, including Withybush hospital and retail park, primary and secondary schools, supermarkets and award winning local butcher.

NO CHAIN.



RK & son
Lucas
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Hallway

Fitted carpet, uPVC door with glass panel insert

Living room

Fitted carpet, double glazed uPVC window to the rear

Dining room

Fitted carpet, double glazed uPVC window to the front

Kitchen

Base and wall units, carpet tiles, part tiled and part panelled walls leading too

Utility

Vinyl flooring, door to the side leading to outside, uPVC door with glass panel insert to the rear leading to garden, panelled walls, double glazed uPVC window to the side, hand basin

Landing

Fitted carpet, double glazed uPVC window to the front

Bedroom 1

Fitted carpet, double glazed uPVC window to the rear, storage

Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Fitted carpet, double glazed uPVC window to the front, storage

Bathroom

Fitted carpet, double glazed uPVC fronted window to the side, bath, low flush toilet, hand basin

Outside

To the front left of the property, an enclosed

garden bordered by mature hedging offers both privacy and potential for off-road parking, with a double gate providing convenient access. The garden wraps around the side of the property and leads to the rear, where you'll find a patio area, a shed, and a selection of mature shrubbery, creating a lovely outdoor space with plenty of potential.

Additional information

Services: All mains services connected

Tenure: Freehold

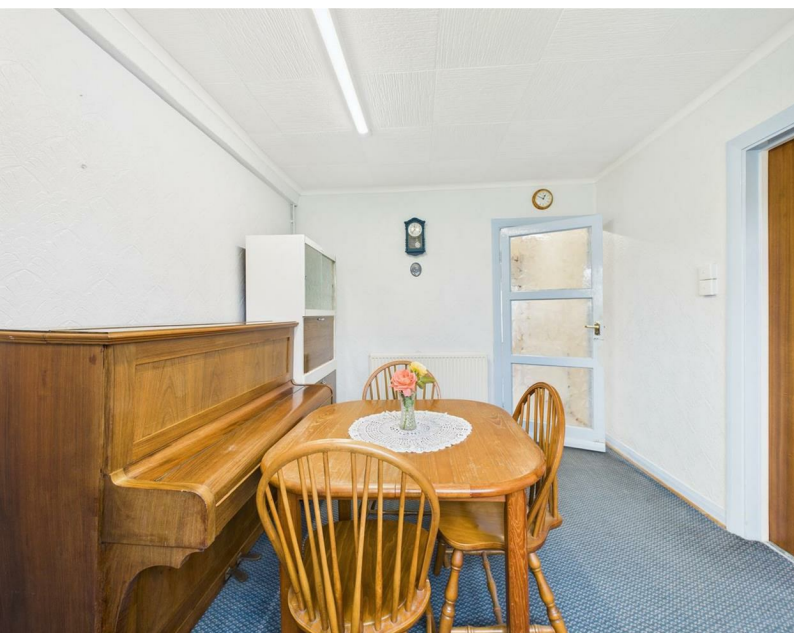
Local Authority: Pembrokeshire County Council

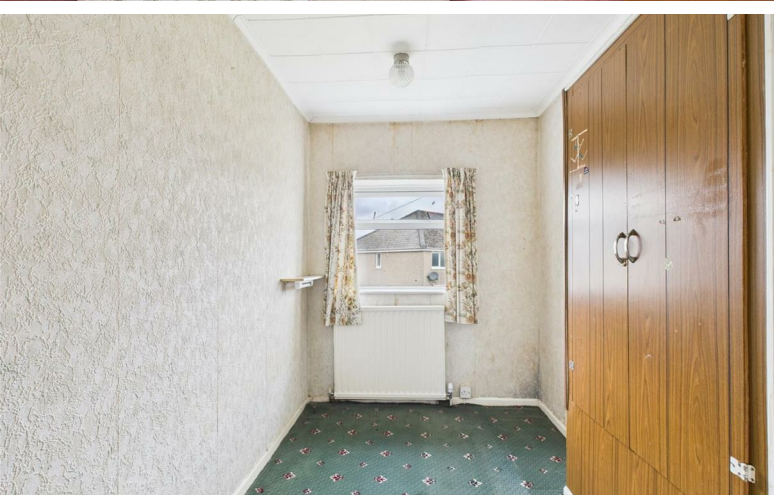
Tax Band: B

Broadband: Superfast broadband available

Mobile coverage: Available from a range of providers

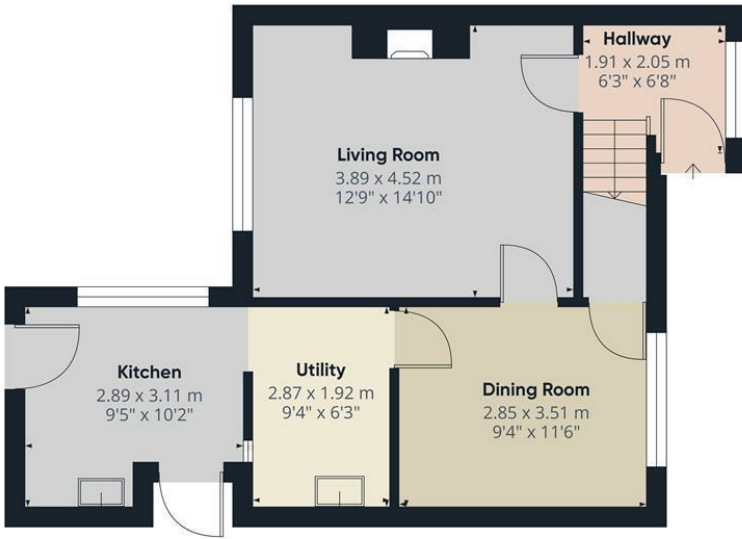
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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Floor 0



Floor 1

Approximate total area⁽¹⁾
83.1 m²
895 ft²

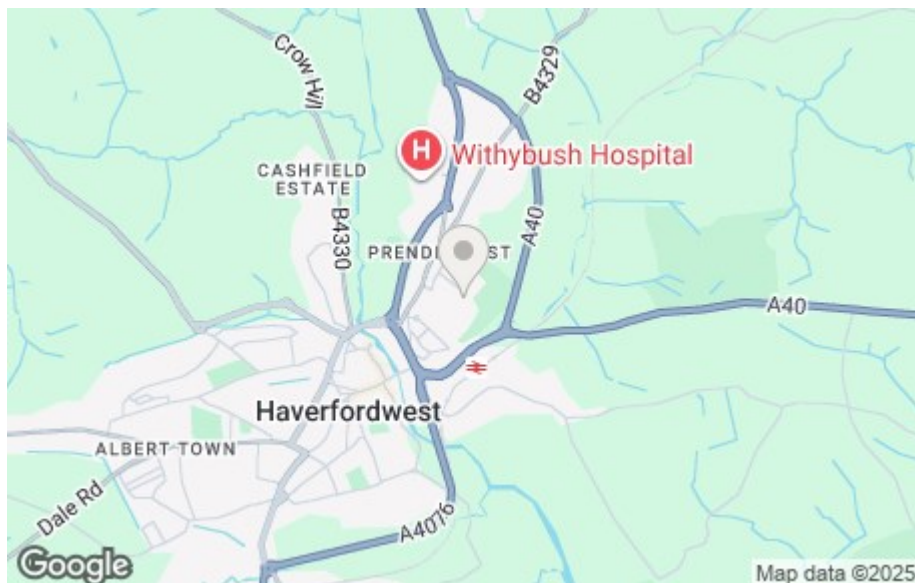
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.