

14 Fleming Crescent, H/west, SA61 2SH



Offers In The Region Of £140,000



R K Lucas & Son are delighted to present this three-bedroom terrace house to the market. The property briefly comprises hall, lounge, kitchen/dining room, 3 bedrooms, family bathroom and benefits from an enclosed rear garden and off-street parking.

Conveniently located close to local primary schools, shops, the property is well positioned for family living. Ideal for a first-time buyer or property investor this 3-bedroom terraced house is situated in a central area within the county town of Haverfordwest.

No onward Chain



**R K & son
Lucas**
PEMBROKESHIRE'S PROPERTY
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01437 762538 01646 695713





Hallway 9'6" x 7'10" (2.9 x 2.4)

Tiled floor, glazed panel wooden front door, timber door with glass panel insert leading to

Living Room 13'9" x 12'5" (4.21 x 3.8)

Timber flooring, gas fireplace with decorative surround, uPVC window to the front, timber door with glass panel insert leading to

Kitchen 13'11" x 9'9" (4.25 x 2.98)

Tiled flooring, matching base and wall units, double glazed uPVC window to the rear, timber door with glass panel insert leading to passage for outside access

Landing 6'0" x 8'11" (1.85 x 2.74)

Walk in storage cupboard

Bedroom 1 11'1" x 12'9" (3.4 x 3.9)

Laminate flooring, double glazed uPVC window to the front

Bedroom 2 9'6" x 7'10" (2.9 x 2.4)

Laminate floor, double glazed uPVC window to the rear

Bedroom 3 9'9" x 10'9" (2.98 x 3.3)

Laminate flooring, double glazed uPVC window to the front, storage

Bathroom 9'6" x 5'6" (2.9 x 1.7)

Vinyl flooring, bath, shower cubicle with electric shower, pedestal handbasin, close coupled toilet lever cistern, frosted double glazed uPVC window to the rear

Outside

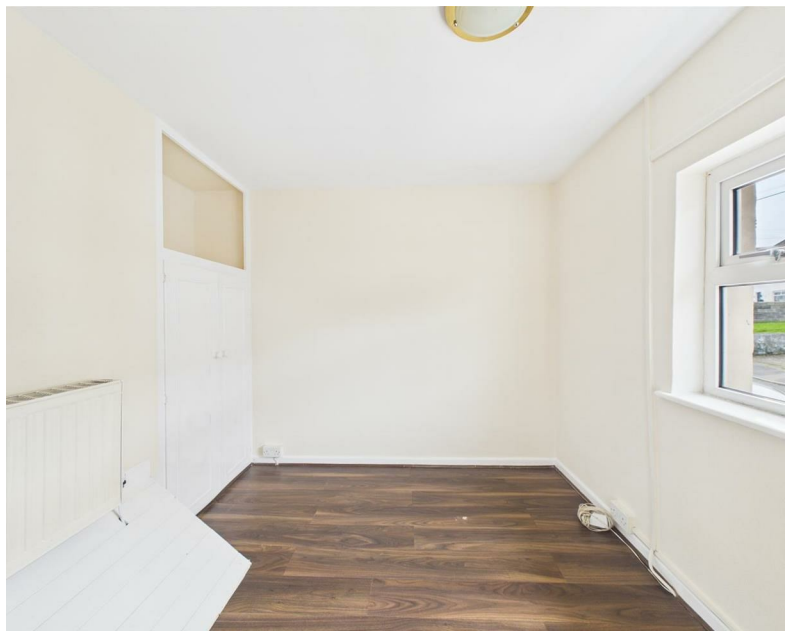
Off road parking to the front. steps down to the property.

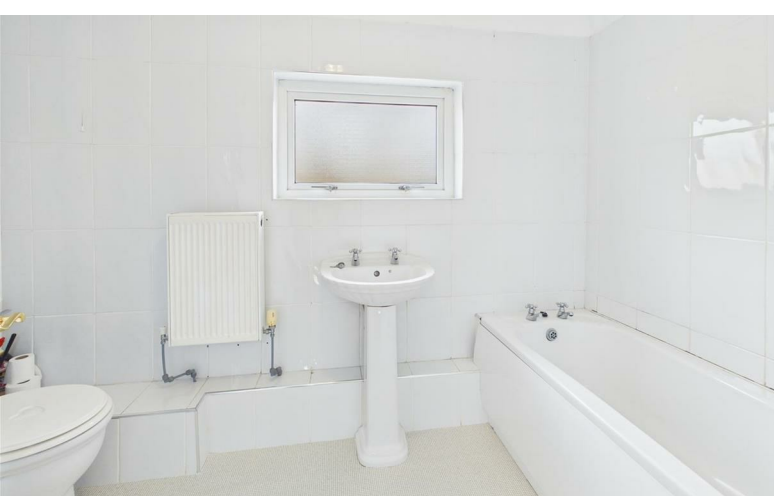
To the rear, there is a fully enclosed garden predominantly laid to lawn, complemented patio seating areas, along with a useful storage shed.

Additional information

Tenure: Freehold
Services: All mains services connected
Council: Pembrokeshire County Council
Council Tax Band: C
Broadband: Ultrafast available
Mobile coverage: Varies depending on provider.
Buyers advised to make own enquires with www.Ofcom.co.uk.

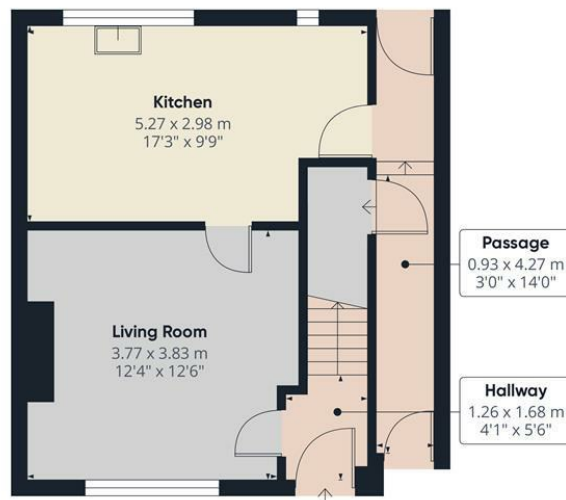
Viewing: By appointment with R K Lucas & Son on 01437 762538



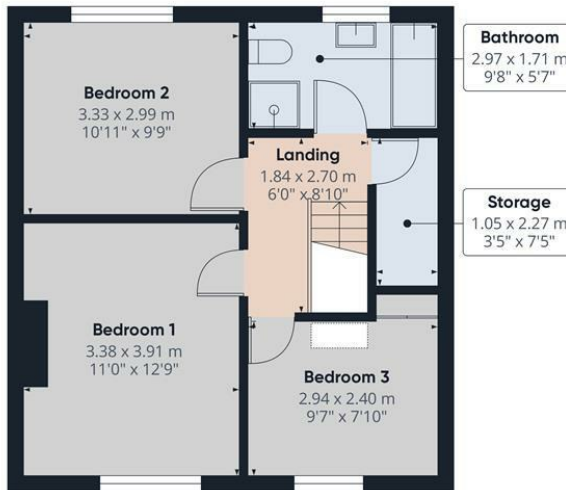


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www.rklucas.co.uk





Floor 0



Floor 1

Approximate total area⁽¹⁾
80.9 m²
871 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.

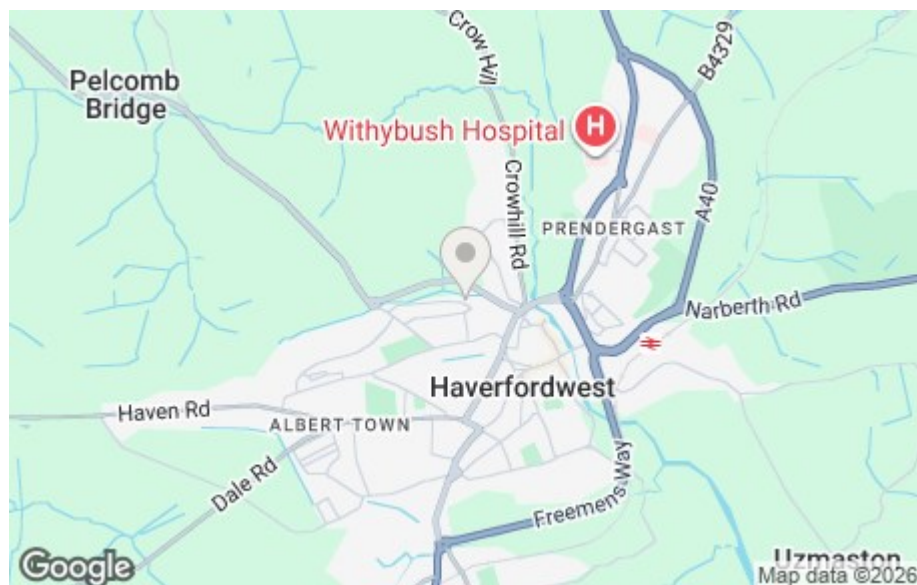
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For our Haverfordwest office take High St and Dark St to Barn St/A487. Head towards Bridge St, continue onto High St, slight right onto Dark Street, continue onto Mariners Square. Turn right onto Barn St/A487 At the roundabout, take the 1st exit onto City Rd, turn right onto Highlands Ave, turn right onto Baring Gould Way, turn left onto Fleming Crescent the property will be on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	82
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.