

Jury Lane, Haverfordwest



£1,100



RK Lucas & Son are pleased to offer a 3 bedroom terraced property in the popular residential area of Jury Lane, Haverfordwest. With local primary & secondary schools, vets, butchers & supermarkets nearby.

The property comprises entrance porch, hallway, lounge, large-kitchen diner, downstairs WC, rear porch/utility room, family bathroom, 2 double bedrooms, second stairway leading to loft bedroom, storage shed, rear split level garden with parking for 2 cars. The property benefits from gas central heating and uPVC double glazing.

The property is delightful and has been recently redecorated.

Reposit option available.



Serving the whole of Pembrokeshire from our offices in Haverfordwest and Milford Haven.

www.rklucas.co.uk

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Entrance Porch

Tiled area with 2 uPVC Doors & frosted patterned double glazed windows.

Entrance Hallway

Laminate flooring with doorways leading to Kitchen, lounge & downstairs WC areas.

Lounge

Carpeted area with double glazed window.

Kitchen Dining Room

Tiled area, with fitted electric cooker & counter top Gas Hob, overhead extractor fan. Patio doors leading to patio area.

Rear porch/utility

Tiled area with uPVC door leading to patio area.

Rear Garden

Patio area with steps leading to lawned section. Gravelled pathway leading to parking area with external storage & wooden gates.

Downstairs WC

Tiled area with frosted double glazed window WC & wash hand basin.

Bedroom 1

Carpeted area, with uPVC window

Bedroom 2

Carpeted area, with uPVC window

Bedroom 3

Carpeted area, with uPVC velux window.

General Notes

Security Deposit: £1,269
 Heating: Gas
 Services: All Mains
 Council Tax Band: C
 Local Authority: Pembrokeshire County Council
 Broadband: Superfast available in area
 Mobile coverage: 4G Coverage Available
APPLICANTS SHOULD MAKE THEIR OWN ENQUIRES FOR MOBILE & BROADBAND COVERAGE

Tenant Fees

For a full list of Contract Holder (tenant) fees, visit [www.rklucas.co.uk/pdf/Contract-Holder-\(Tenant\)-Fees.pdf](http://www.rklucas.co.uk/pdf/Contract-Holder-(Tenant)-Fees.pdf)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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.