

74 Hawthorn Rise, Haverfordwest



Offers In The Region Of £140,000



R K Lucas & Son are delighted to present this three-bedroom terrace house to the market. In need of updating throughout, the house provides a blank canvas for buyers or investors looking to add value. The property briefly comprises hall, lounge, kitchen/dining room, 3 bedrooms, wet room and benefits from an enclosed rear garden.

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



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[www.rklucas.co.uk](http://www.rklucas.co.uk)

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### Hallway

Fitted carpet

### Living Room

Fitted carpet, gas fireplace with decorative surround, uPVC window to the front, sliding door with glass insert to

### Kitchen

Laminate flooring, matching base and wall units, double glazed uPVC window to the rear, double glazed uPVC door to garden

### Wet room

Part shower panel walls, Vinyl wet room flooring, pedestal handbasin, frosted double glazed uPVC window to the rear

### WC

Vinyl flooring, close coupled lavatory, uPVC frosted window to the rear

### Landing

Walk-in storage

### Bedroom 1

Fitted carpet, double glazed uPVC window to the front

### Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

### Bedroom 3

Fitted carpet, double glazed uPVC window to the front

### Outside

To the front an enclosed garden predominantly laid to lawn with access to the rear.

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

### Additional Information

Tenure: Freehold

Services: All mains services.

Local Authority: Pembrokeshire County Council

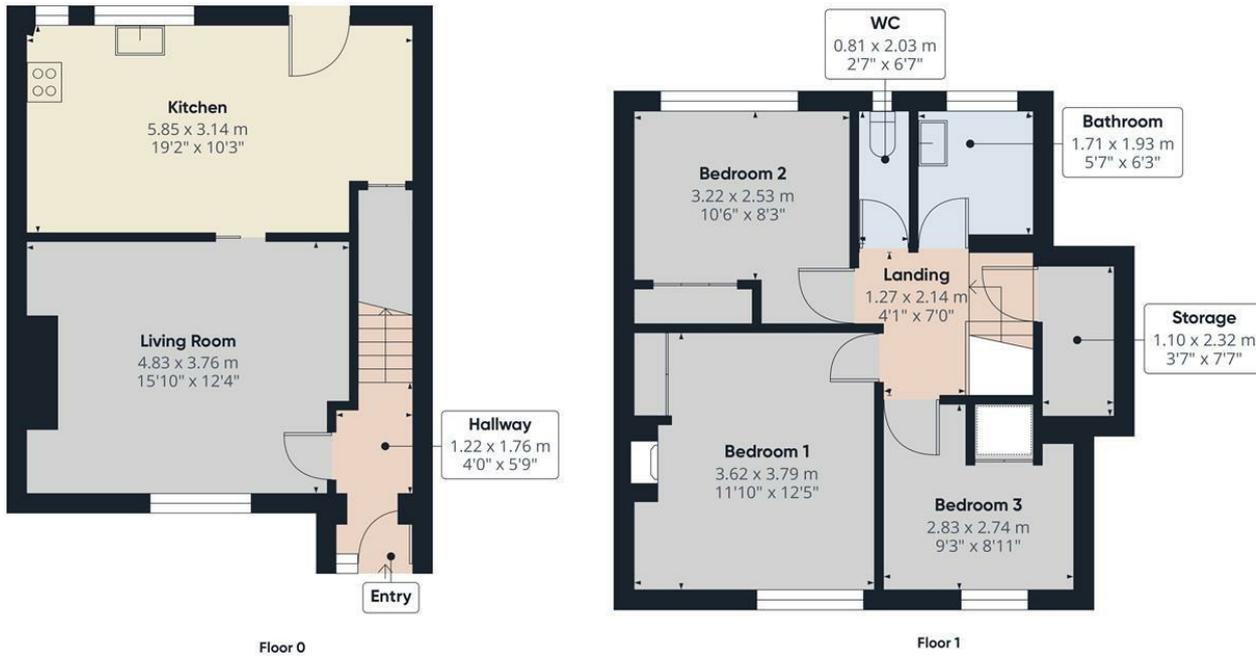
Council Tax: Band C

Broadband: Ultrafast available

Mobile coverage: Varies depending on provider. Buyers advised to make own enquires with [www.Ofcom.co.uk](http://www.Ofcom.co.uk).

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





Approximate total area<sup>1)</sup>  
79.9 m<sup>2</sup>  
861 ft<sup>2</sup>

(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



From our Haverfordwest office take High Street, Dark Street, Mariners Square, then left onto Barn Street. At the mini roundabout take the first exit onto City Road. At the top of City Road turn left onto Hawthorn Rise No 74 Hawthorn Rise on the right hand side.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.