

2 Shipmans Lane, Haverfordwest SA61 1NS



PCM £800 PCM



3 bedroom end of terraced house within walking distance of shops, supermarkets, schools, post office and town centre.

Benefiting from uPVC double glazing and gas fired central heating, the property comprises entrance porch, lounge/dining room, refurbished kitchen, bathroom, 3 bedrooms and large terraced garden.



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01437 762538 01646 695713





Porch

1.45m x 1.15m (4'9" x 3'9")
Half-glazed door to front, glazed panel, multi-paned door to

Lounge/Dining Room

6.60m x 4.7m (21'7" x 15'5")
Window to front and rear, feature fireplace, 2 radiators, large understairs storage cupboard, stairs to first floor, door to

Kitchen

3.07m x 3.03m (10'0" x 9'11")
Window to rear, half-glazed door to side, range of base and wall units to two walls, stainless steel sink and double drainer, new electric cooker, lino flooring.

Landing

Access to loft, large double-doored storage/airing cupboard with radiator, doors to

Bathroom

3.03m x 1.28m (9'11" x 4'2")
Window to rear, tiled walls, lino flooring, wc, pedestal sink unit, panelled bath, towel radiator.

Bedroom 1

4.70 x 3.10 (15'5" x 10'2")
2 windows to front, radiator.

Bedroom 2

2.88m (max) x 3.21m (9'5" (max) x 10'6")
Window to rear, radiator.

Bedroom 3

3.03m x 1.37m (9'11" x 4'5")
Window to rear, radiator

Outside

Rear courtyard with steps leading to large terraced garden with decking area, patio slabs and external storage shed.

Additional information

Local authority: Pembrokeshire County Council
Council Tax Band: C
Services: Mains gas, electricity, water and drainage.



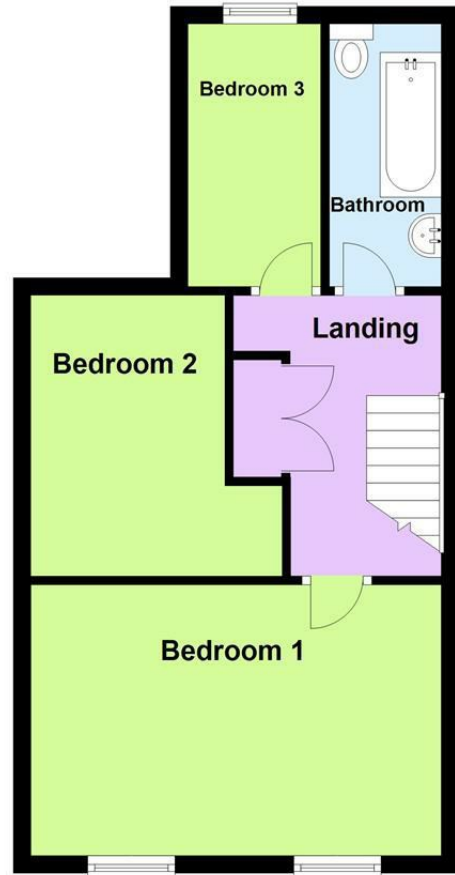
Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 79.4 sq. metres (854.7 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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