

Bush Row, Haverfordwest



£850



Located on Bush Row, this well-presented two-bedroom terraced home offers a fantastic opportunity for investors or first-time buyers. Featuring a loft room, this property provides flexible living space, perfect for a home office or additional bedroom.

Situated within 0.3 miles walking distance of local shops, cafes, and transport links, this home combines convenience and character in a prime central location.

RK Lucas are pleased to offer deposit options on this property. Please contact us to discuss further.



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Hallway

uPVC front door with glass panel insert, internal wooden door with glass panel insert, fitted carpet,

Living Room

Dual aspect double glazed uPVC windows, gas fireplace with decorative surround, fitted carpet

Kitchen

Matching base and wall units, double glazed uPVC window to the side, uPVC door with glass panel insert to courtyard

Pantry

Shelving

Utility Room

Double glazed uPVC window to the side, uPVC door with glass panel insert

Bedroom 1

2 x double glazed uPVC window to the front, fitted carpet

Bedroom 2

Double glazed uPVC window to the rear, fitted carpet

Bathroom

Bath, low flush toilet, hand basin, enclosed shower, double glazed frosted uPVC window to the rear

Loft Room

2 x Velux windows one to the front and one to the rear, fitted carpet, storage

Courtyard Garden

To the rear, an enclosed courtyard garden.

General Notes

Services: All mains connected
Local Authority: Pembrokeshire County Council
Council Tax: Band C
Viewing: By appointment with R K Lucas & Son

Broadband: Ofcom checker reports that Ultrafast broadband is available


Mobile coverage: Available from a range of providers

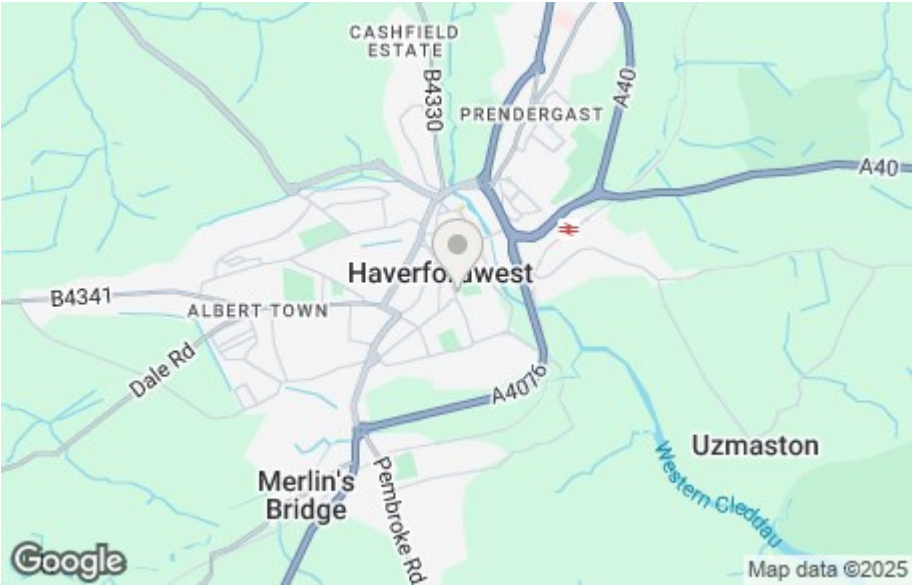
For an indication of speeds and supply of coverage, for broadband and mobile, we recommend buyers making their own enquiries at Ofcom <https://checker.ofcom.org.uk/>

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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