

8 Havard Close, Hook, Haverfordwest



Offers In The Region Of £215,000



R K Lucas & Son are delighted to bring to the market this 3 bedroom semi-detached property situated in the quiet cul-de-sac of Havard Close in the heart of the popular village of Hook. This family home briefly comprises a living room, kitchen/diner, 3 bedrooms and 2 bathroom, and benefits from off-road parking, and enclosed rear garden.

Hook is located approximately 4 miles south-east of the County town of Haverfordwest, very convenient to the inner reaches of the River Cleddau estuary with its abundant wild life and attractive scenery. The village benefits from a vibrant local community and its facilities include a grocery store, post office, community hall and primary school facilities at Hook Junior School and nearby Cleddau Reach Junior School at Llangwm.



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

www.rklucas.co.uk

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Hallway

Timber flooring, open understairs storage, door to cloak room, stairs

Cloakroom

Low flush WC, hand basin, uPVC double glazed frosted window to front

Lounge

Fitted carpet, electric fire with decorative surround, uPVC double glazed window to front

Kitchen/Dining Room

Matching base and wall units with contrasting work surface, integrated appliances including dishwasher and dryer, uPVC double glazed window to rear, door to rear

Bedroom 1

fitted carpet, built in wardrobe, uPVC double glazed window to the front

Bedroom 2

fitted carpet, built in wardrobe uPVC double glazed window to rear

Bedroom 3

Fitted carpet, uPVC double glazed window to front

Bathroom

Panel bath with electric shower over, pedestal hand basin, low flush WC, uPVC double glazed frosted window to rear

Outside

To the rear, there is a fully enclosed garden predominantly laid to lawn, complemented by patio seating areas,

Off-road parking to front, storage shed.

Additional Information

Services: Mains electricity, water and drainage. Oil central heating including new bunded tank and internal gage

Tenure: Freehold

Local Authority: Pembrokeshire County Council
Tax Band: D

Viewing: Strictly by appointment with R K Lucas & Son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

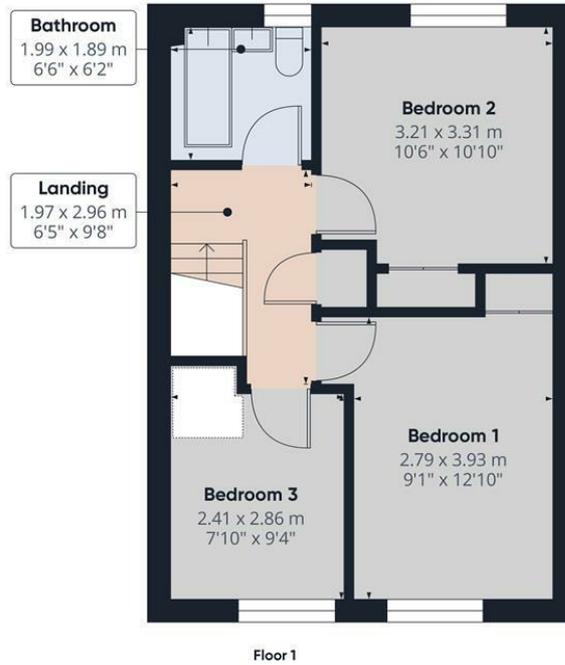
For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾
79.2 m²
853 ft²

Reduced headroom
0.9 m²
10 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

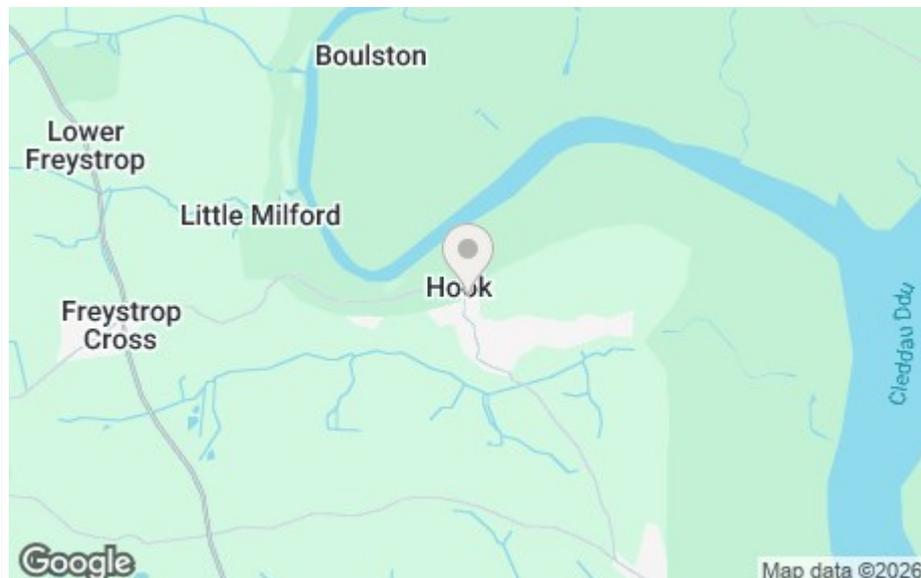
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Leave Haverfordwest on the Pembroke Road. Continue on this road until you reach Freystrop Cross, take a left at the cross roads onto New Road. Continue on this road down the hill into the village of Hook, Continue onto W Hook Rd, Turn left onto Havard Close, No 8 will be identifiable by the 'For Sale' sign.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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	



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.