

4 George Street, Milford Haven



## Offers In The Region Of £142,500



A fantastic opportunity to purchase a three bedroom, mid-terrace property on George Street, Milford Haven

The property comprises living room, kitchen, utility, three bedrooms, family bathroom and an enclosed rear garden.

Conveniently located close to local shops and amenities, this property is ready to move into and presents an ideal opportunity for first-time buyers or investors.



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

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**Hallway**

Timber flooring, uPVC door with glass panel insert

**Living room / dining room**

Timber flooring, double glazed uPVC window to the front, window to the rear

**Kitchen**

Vinyl flooring, tiled splash back, matching base and wall units, double glazed uPVC window to the rear

**Utility room**

Vinyl flooring, double glazed uPVC window and door to the garden

**Landing**

Fitted carpet

**Bathroom**

Timber flooring, tiled walls, bath, shower cubicle, low flush toilet, hand basin

**Bedroom 2**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the rear

**Bedroom 1**

Fitted carpet, Velux window

**Outside**

To the rear an enclosed garden with patio area and shed to the rear

**Additional information**

Services: All mains services connected

Tenure: Freehold

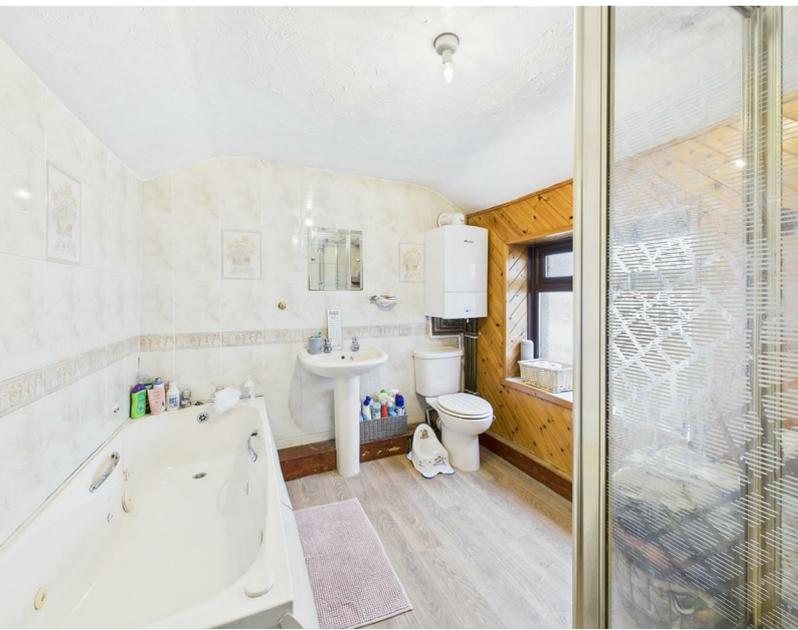
Local Authority: Pembrokeshire County Council

Tax Band: B

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





Approximate total area<sup>(1)</sup>  
88 m<sup>2</sup>  
948 ft<sup>2</sup>

Reduced headroom  
4.8 m<sup>2</sup>  
52 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

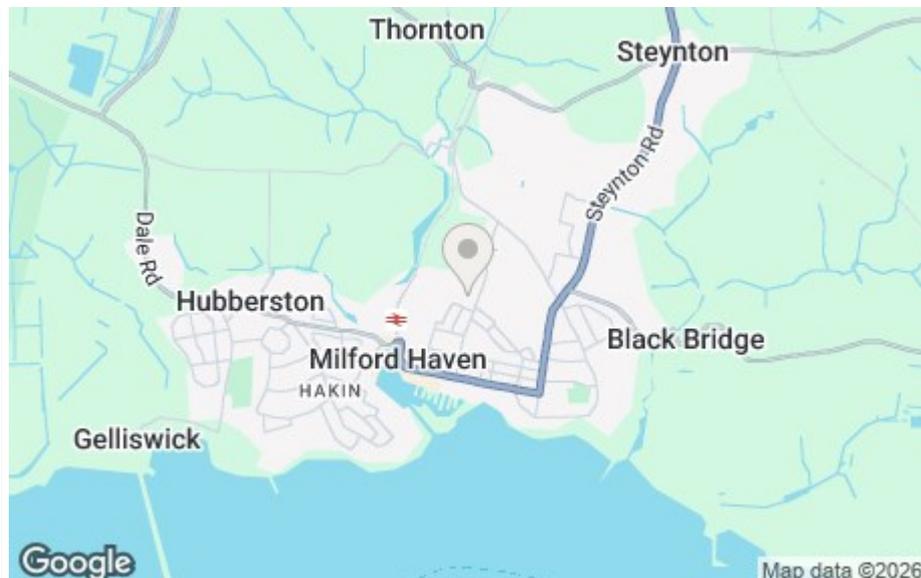
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

From our Milford Haven office continue to the end of Charles Street and turn right on Dartmouth Street. At the end of Dartmouth Street follow the one way system onto Starbuck Road and then St Davids Road. Turn left into George Street, N4 will be found on your 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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.