

13 Rackhill Terrace, Haverfordwest, SA61 2RP



Offers In The Region Of £145,000



First home or investment property within walking distance to town centre. This well appointed home offers 3 bedroom accommodation that has been recently modernised. A low maintenance garden to the rear offers an enclosed space for evening enjoyment and barbeques.

The Property represents excellent value and would be perfect as a first home, young family or investment purchase which would attract terrific interest for rental.



**RK & son
Lucas**
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01437 762538 01646 695713



RICS





Porch

Useful sheltered entrance

Living Room

6.10m x 4.80m (20'0" x 15'9")

Spacious living space with stairs to first floor and recessed shelving.

Kitchen

2.70m x 2.60m (8'10" x 8'6")

Modern kitchen suite with base and wall units, plumbing points, oven, hob and sink unit.

Landing

Bedroom 1

3.00m x 3.10m (9'10" x 10'2")

Rear facing double bedroom with fitted carpet and radiator

Bedroom 2

2.92m x 3.08m (9'7" x 10'1")

Front facing double bedroom with radiator and plush fitted carpet.

Bathroom

Spacious bathroom containing bath with shower and screen over, pedestal handbasin and lavatory.

Bedroom 3

2.92m x 1.86m (9'7" x 6'1")

Front facing bedroom with carpet and radiator.

Outside

The property has street parking to the front whilst to the rear is a low maintenance garden area.

Additional information

All mains services connected

Council tax Band: C

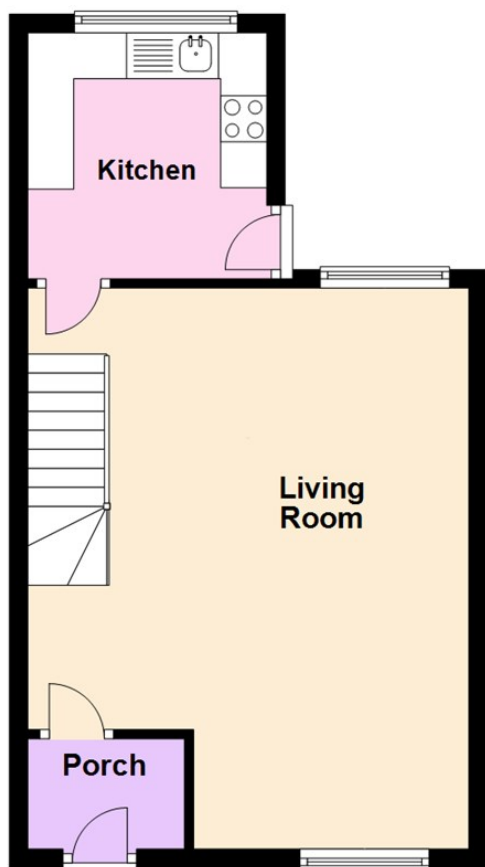
Pembrokeshire County Council

Viewings: Strictly by appointment subject to Covid Regulations

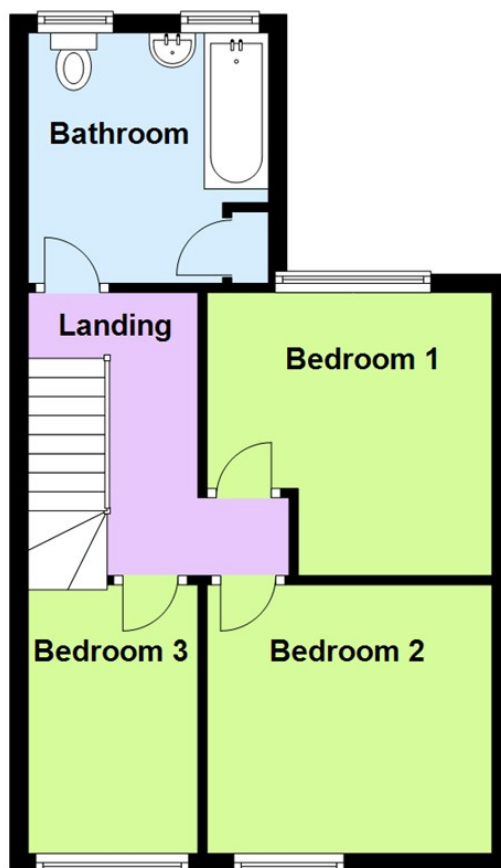
The vendor has a family connection to an employee of R K Lucas & Son



Ground Floor



First Floor



Total area: approx. 74.8 sq. metres (805.1 sq. feet)

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

From our Haverfordwest office continue up High Street, onto Dew Street, bearing right at the traffic lights and down Barn Street tot eh mini Roundabout. Take the first exit onto City Road and continue until the road bears to the right. Rackhill Terrace is straight over the junction and the property will be found on your left.

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		
	55	81
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.