



- Refurbished in 2018
- Excellent Presentation Throughout
- Garage & Garden Areas
- E.P.C Rating E

£95,000





Description

This spacious mid terraced house was refurbished during 2018, with a view to attracting first time buyers and investors alike. For first time buyers it offers the opportunity to buy a "ready done" house, with high standards throughout. The 3 bedrooms make it large enough for families, and the off road parking and garden areas offer space for play areas or sociable areas. For investors the rental income is likely to be above the industry average and it is ready to go from the off! Call Evans Roach for more information on 01437 762516.

Entrance/Hallway

6' 9" x 3' 3" (2.06m x 0.99m)

UPVC Double glazed door to rear, tiled floor.

Utility

6' 7" x 5' 3" (2.01m x 1.6m)

Obscure double glazed window to rear, tiled floor, radiator, work surface, wall mounted Worcester combination boiler and plumbing for a washing machine.

Kitchen/Breakfast Room

12' 8" x 8' 5" (3.86m x 2.57m)

Double glazed window to fore, tiled floor, a range of wall and base units with complementary work surface, part tiled walls, stainless steel sink unit with mixer tap.



Lounge Diner

16' 1" x 11' 9" (4.9m x 3.58m)

Double glazed patio door to front garden, radiator, TV, internet and phone points.

Door to

Bedroom 1

11' 1" x 10' 3" (3.38m x 3.12m)

Double glazing to side, radiator and under stairs storage.

Stairs To 1st Floor

13' 1" x 6' 4" (3.99m x 1.93m)

Landing, double glazed window to side, radiator and loft hatch.

Bedroom 2

13' 9" x 9' 1" (4.19m x 2.77m)

Double glazed window to fore, radiator and airing cupboard.

Bedroom 3

13' 3" x 11' 3" (4.04m x 3.43m)

Double glazing to rear and radiator.

Family Bathroom

9' 4" x 6' 5" (2.84m x 1.96m)

Obscure double glazed window to side, radiator, bath and shower attachment.

Externally

Gated front garden and rear courtyard.

Garage

Garage doors to rear.

Broadband

Please note that Superfast BT Infinity broadband is available within this street as confirmed by www.productsandservices.bt.com/products/broadband-packages



www.evansroach.co.uk 01437 762516



Tenure

Freehold

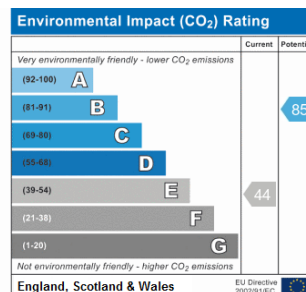
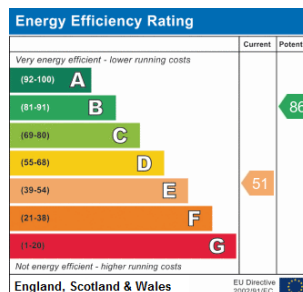
Council Tax Band - B - £991.77

Services - We are advised that all mains services are connected

Viewing Arrangements - Strictly by appointment only

Directions

In Haverfordwest, proceed down Barn Street and turn left into City Road. Follow the road and turn left into Trafalgar Road. Continue up Trafalgar Road, looking for a right turn into North Court. Our property is located on the left hand side as identified by our Evans Roach For Sale Board.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.