



30 New Road, Hook

£175,000 Freehold

R K Lucas & Son are delighted to bring to the market this detached bungalow in the ever popular village of Hook.

This family home offers flexible accommodation and briefly comprises a living room, kitchen, utility room, 4 bedrooms and 2 bathroom, and benefits from a detached garage, 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.



Hallway

uPVC frosted double glazed entrance door, fitted carpet

Living Room

Fireplace with decorative surround, fitted carpet, uPVC double glazed window to front

Kitchen

Matching base and wall units with contrasting work surface, single drainer sink, electric double oven and hob, dual aspect uPVC double glazed windows. built-in storage cupboard

Bathroom

Vanity hand basin, shower in glass cubicle, close coupled lavatory tiled walls tiled flooring frosted

Utility

Low flush lavatory, pedestal hand basin, wall units and work surface, plumbing for appliances, 2 x windows to rear

Landing

Fitted carpet, built-in storage cupboard

Bedroom 3

Double bedroom with fitted carpet, skylight, eaves storage

Bedroom 4

Fitted carpet, skylight, eaves storage

Bathroom

Twin grip panelled bath, pedestal hand basin, close



Council Tax band: D

Tenure: Freehold

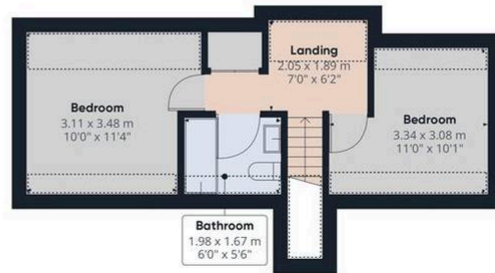
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- 3/4 bedrooms
- Popular village location
- 1/2 reception rooms
- No onward chain
- Detached bungalow
- Garage & off-road parking



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

112.03 m²
1205.88 ft²

Reduced headroom

11.92 m²
128.31 ft²

(1) Excluding balconies and terraces

[] Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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You can include any text here. The text can be modified upon generating your brochure.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	