



24 Lawrenny Street, Neyland

£140,000 Freehold

Three-bedroom terraced house on Lawrenny Street. Needs updating. Estuary views, enclosed garden. Close to amenities and schools. No onward chain. Great investment opportunity.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Ideal location
- Close to local amenities
- Estuary Views
- 3 Bedrooms
- Ideal investment

Entrance Porch

Timber door, tiled flooring

Hallway

Timber door with glass panel inserts, fitted carpet

Living room

Double glazed uPVC window to the front, fitted carpet, gas fire with decorative surround

Sitting room

Timber door to kitchen, gas fire with decorative surround, storage

Dining room

Fitted carpet

Kitchen

Matching base and wall units, part tiled walls, double glazed uPVC door to dining room, timber door with glass panel insert to outside

WC

Vinyl flooring, tiled walls, low flush toilet

Store**Bathroom**

Vinyl tiles, bath with electric shower, hand basin, frosted double glazed uPVC window to the rear, part tiled walls

Landing

Fitted carpet

Bedroom 1

Fitted carpet, 2 x double glazed uPVC windows to the front, storage

Bedroom 2

Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Fitted carpet, double glazed uPVC window to the rear



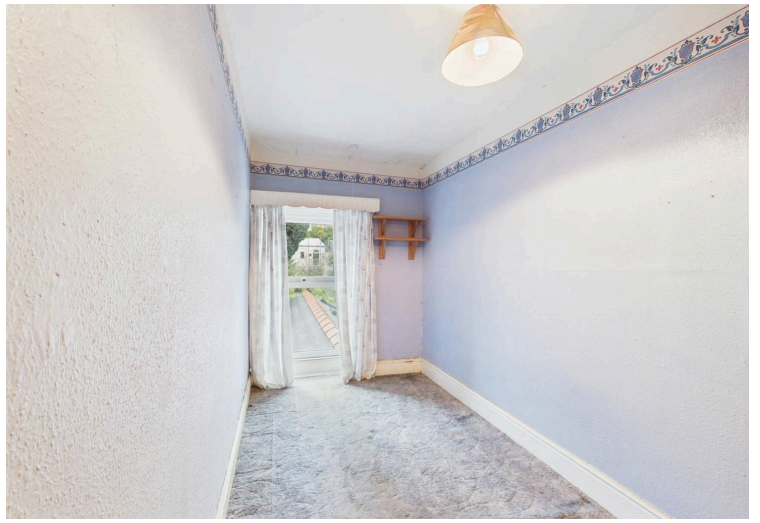
Approximate total area⁽¹⁾
93.8 m²
1011 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360





| 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 | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 41 | 71 |
| 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 | | 84 |
| (69-80) | C | | |
| (55-68) | D | | 63 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | | |
| | | EU Directive 2002/91/EC | |