

8 Havard Close, Hook

£215,000 Freehold

3 bed semi-detached home in quiet Hook cul-de-sac. Features living room, kitchen/diner, 2 bathrooms, off-road parking, enclosed rear garden. Close to schools and local amenities.



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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Parking and garden
- 3 bedrooms
- Popular village location
- Ideal family home

Hallway

Timber flooring, open understairs storage, door to cloak room, stairs

Cloakroom

Low flush WC, hand basin, uPVC double glazed frosted window to front

Lounge

Fitted carpet, electric fire with decorative surround, uPVC double glazed window to front

Kitchen/Dining Room

Matching base and wall units with contrasting work surface, integrated appliances including dishwasher and dryer, uPVC double glazed window to rear, door to rear

Landing

Fitted carpet

Bedroom 1

Front facing double bedroom, fitted carpet, built in wardrobe.

Bedroom 2

Fitted carpet, built in wardrobe uPVC double glazed window to rear

Bedroom 3

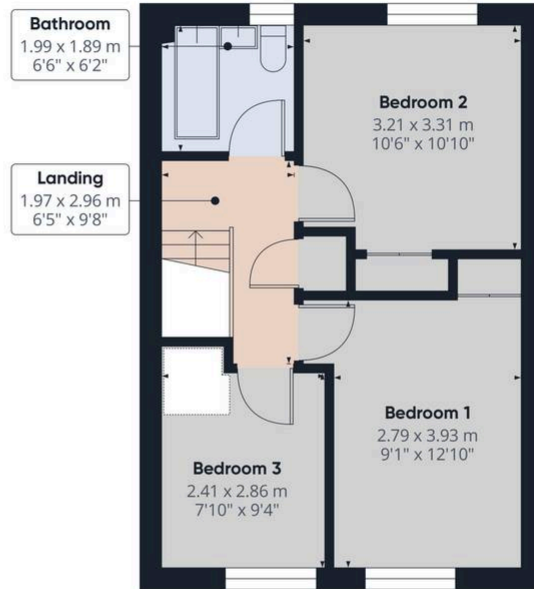
Fitted carpet, uPVC double glazed window to front

Bathroom

Panel bath with electric shower over, pedestal hand basin, low flush WC, uPVC double glazed frosted window to rear



Floor 0



Floor 1



Approximate total area⁽¹⁾

79.2 m²
853 ft²

Reduced headroom

0.9 m²
10 ft²

(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



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			
		64	81
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		58	76
England, Scotland & Wales			
		EU Directive 2002/91/EC	