



## 64 Coombs Drive, Milford Haven

£150,000 Freehold

3-bed semi on Coombs Drive, Milford Haven. Living room, dining room, kitchen, wet room, enclosed garden. Needs updating. Close to amenities. No onward chain. Ideal for investors or first-time buyers.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

**Porch**

Tiled flooring, double glazed uPVC window to the side, uPVC door with glass panel insert and sidelight

**Hallway**

Fitted carpet, wooden double doors with frosted glass inserts, stairs

**Living room**

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

**Dining room**

Fitted carpet, uPVC sliding door with glass panel insert

**Kitchen**

Timber flooring, matching base and wall units, single drainer sink, integrated gas hob and oven, double glazed uPVC window to the rear, uPVC door with glass panel insert

**Utility space**

Concrete flooring, uPVC door to the side, uPVC door with glass panel insert to the garden, low flush toilet, store

**Landing**

Fitted carpet, double glazed uPVC window to the side

**Bedroom 1**

Fitted carpet, double glazed uPVC window to the front, built in storage

**Bedroom 2**

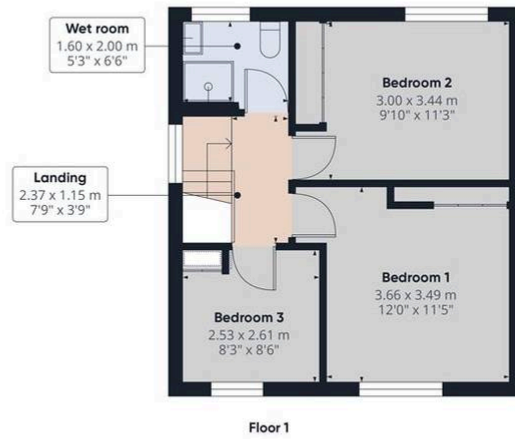
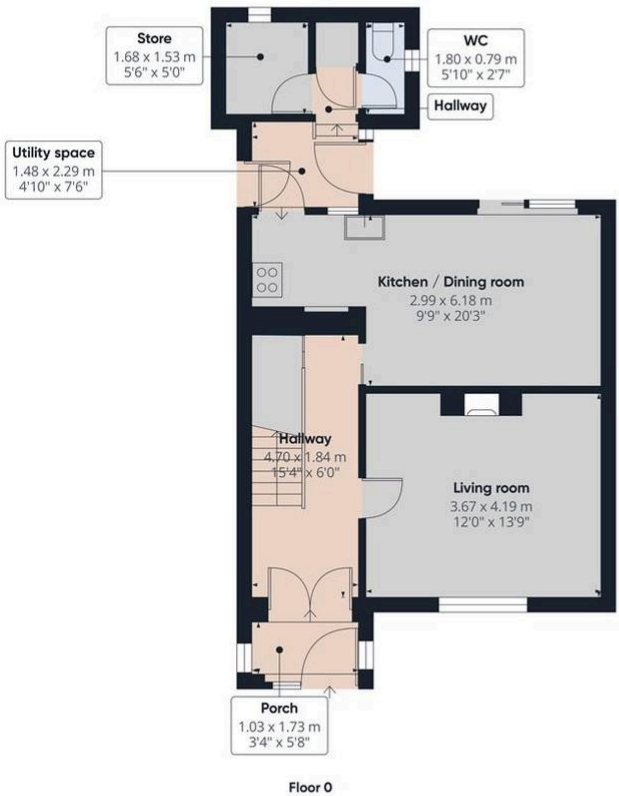
Fitted carpet, double glazed uPVC window to the rear, built in storage

**Bedroom 3**

Fitted carpet, double glazed uPVC window to the front, built in storage

**Wet Room**

Wet room flooring, low flush toilet, shower, hand basin, frosted double glazed uPVC window to the rear



**Approximate total area<sup>(1)</sup>**  
88 m<sup>2</sup>  
949 ft<sup>2</sup>

(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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	