



14 Fleming Crescent, Haverfordwest

£140,000 Freehold

Three-bedroom terrace in central Haverfordwest with lounge, kitchen/diner, family bathroom, enclosed rear garden, off-street parking. Close to schools and shops. No onward chain.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- 3 bedrooms
- Ideal first time buy
- Close to amenities
- Enclosed garden
- Off-street parking

Hall

Dimensions: 2.9 x 2.4 (9'6" x 7'10"). Tiled floor, glazed panel wooden front door, internal door to living room, stairs to first floor.

Living Room

Dimensions: 4.21 x 3.8 (13'9" x 12'5"). uPvc window, Radiator, carpet flooring, spacious family living room with electric fireplace, Tv point.

Kitchen

Dimensions: 4.25 x 2.98 (13'11" x 9'9"). uPvc window, tiled flooring, featuring an array of base and wall units, fitted oven and hob, tiled splashback, dining area.

Landing

Dimensions: 1.85 x 2.74 (6'0" x 8'11"). Walk in airing cupboard, access to loft, carpet flooring.

Bedroom 1

Dimensions: 3.4 x 3.9 (11'1" x 12'9"). uPvc window, radiator, laminate flooring, front facing double bedroom.

Bedroom 2

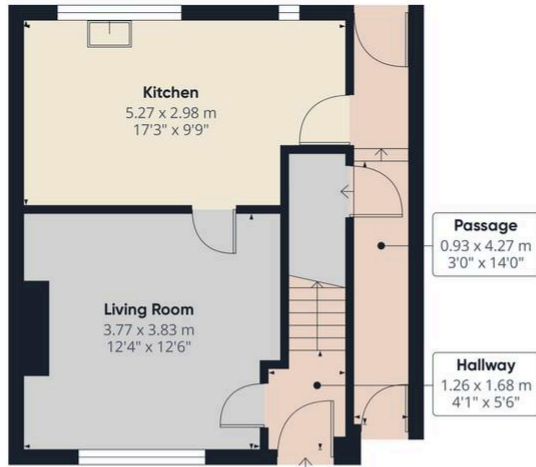
Dimensions: 2.9 x 2.4 (9'6" x 7'10"). uPvc window, radiator, laminate floor, front facing bedroom, built in cupboard.

Bedroom 3

Dimensions: 2.98 x 3.3 (9'9" x 10'9"). uPvc window to the rear, radiator, laminate flooring, rear facing bedroom.

Bathroom

Dimensions: 2.9 x 1.7 (9'6" x 5'6"). uPvc window, to the rear, radiator, vinyl flooring, bath, shower cubicle with electric shower, pedestal handbasin and lavatory.



Floor 0



Floor 1

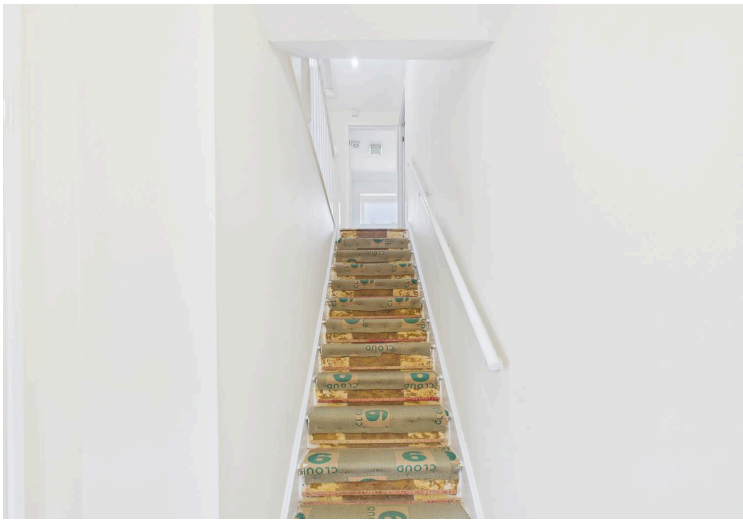
Approximate total area⁽¹⁾
80.9 m²
871 ft²

(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.

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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			
		55	82
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			
		50	81
England, Scotland & Wales			
EU Directive 2002/91/EC			