



74 Hawthorn Rise, Haverfordwest

£140,000 Freehold

Three-bedroom terraced house in Haverfordwest, needing updating. Includes lounge, kitchen/diner, wet room, rear garden. Close to schools and shops. No onward chain. Ideal for buyers or investors.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Ideal investment / First time buy
- 3 bedrooms
- Enclosed garden
- Close to amenities

Hallway

Fitted carpet

Living Room

Fitted carpet, gas fireplace with decorative surround, uPVC window to the front, sliding door with glass insert to

Kitchen

Laminate flooring, matching base and wall units, double glazed uPVC window to the rear, double glazed uPVC door to garden

Landing**Bathroom**

Part shower panel walls, Vinyl wet room flooring, pedestal handbasin, frosted double glazed uPVC window to the rear

WC

Vinyl flooring, close coupled lavatory, uPVC frosted window to the rear

Bedroom 1

Fitted carpet, double glazed uPVC window to the front

Bedroom 2

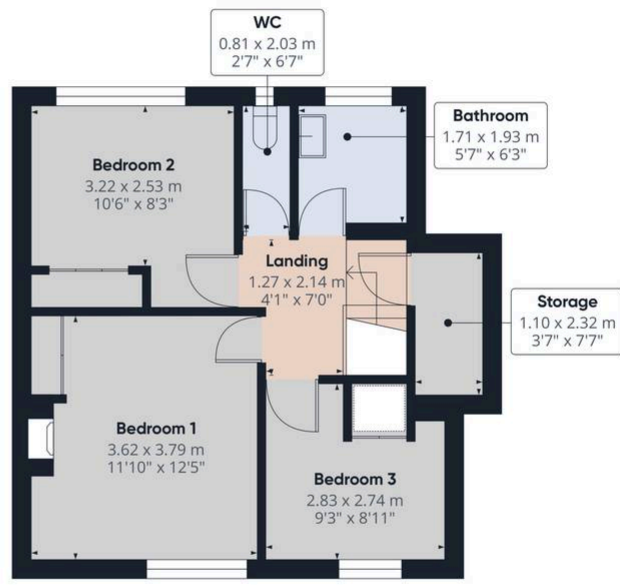
Fitted carpet, double glazed uPVC window to the rear

Bedroom 3

Fitted carpet, double glazed uPVC window to the front



Floor 0



Floor 1

Approximate total area⁽¹⁾
79.9 m²
861 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			
		44	90
England, Scotland & Wales			

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			
		52	89
England, Scotland & Wales			