



1 Woodbine Way, Hakin, Milford Haven, Pembrokeshire, SA73 3HQ

*** FOR SALE BY AUCTION *** DATE TO BE ANNOUNCED ***

An end of terrace three-bedroom house in need of modernisation, located on the edge of Milford Haven.

The accommodation comprises an open plan lounge/dining room, and kitchen to the ground floor, with the first floor offering three bedrooms and a family bathroom. The property has the opportunity of extending into the loft (Subject to the relevant planning permission). The property benefits from partial double glazing and gas central heating.

- In Need of Modernisation
- Two Bedrooms
- Popular Location
- Driveway Parking
- Gas Central Heating
- End Terrace
- Close to Schools
- Garden
- Partial Double Glazing
- EPC D

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
			67				82

By Auction £85,000

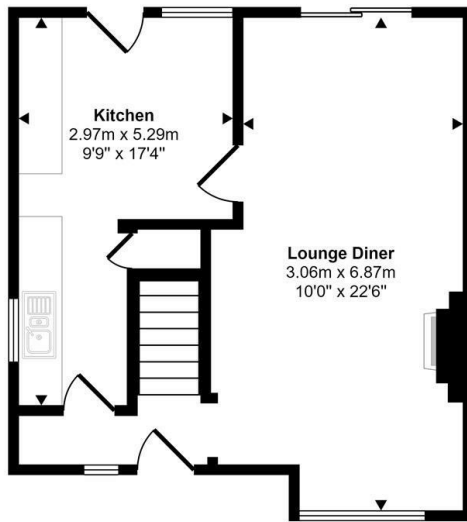
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

12 Victoria Place, SA61 2LP

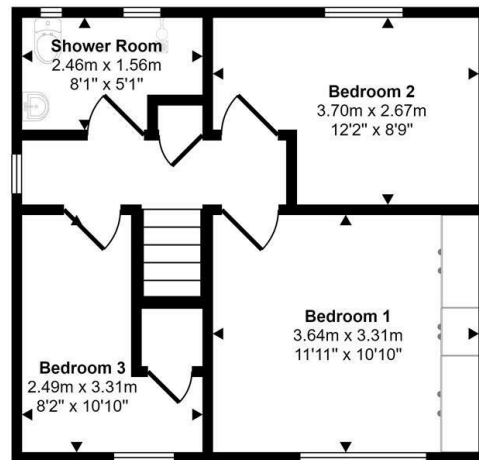
EMAIL: auction@westwalesproperties.co.uk TELEPHONE: 0345 094 3004

The Agent that goes the Extra Mile

Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 38 sq m / 414 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: Gas Central Heating

TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

SSG/CPS/05/24/OK

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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