

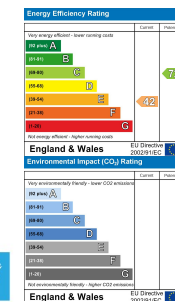


11 Gloucester Terrace, Haverfordwest, Pembrokeshire, SA61 2JJ

- No Onward Chain
- Mid -Terrace Townhouse
- Two Reception Rooms
- Modernisation Required
- Convenient To Town
- Grade 2 Listed
- Four Bedrooms
- Garage And Parking To The Rear
- Tiered Garden To The Rear
- EPC E

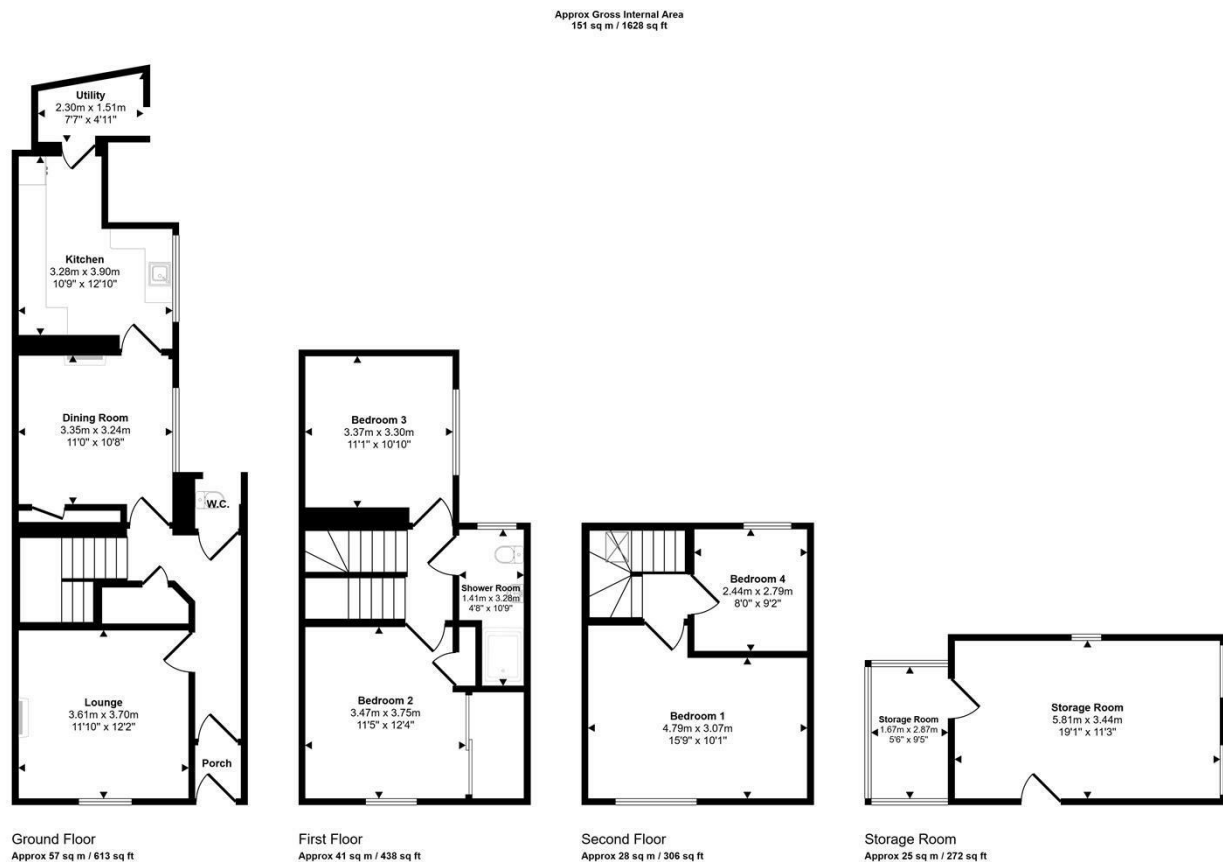
By Auction £95,000

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile



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 Electric, Mains Water, Solid Fuel, Mains Drainage

HEATING: Solid Fuel

TAX: Band D

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

JETH/ESL/10/25/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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****FOR SALE BY MODERN METHOD OF AUCTION****

A fantastic opportunity to purchase a mid-terrace Grade II listed townhouse located within walking distance of Haverfordwest town centre. This property required modernisation throughout, giving excellent potential for an investor or someone looking to build a family home from scratch.

Set over three levels, the layout of the property briefly comprises of an entrance vestibule and hallway with door to the garden, living room with open fireplace, dining room with solid fuel fire and back boiler. There is understairs storage, kitchen with access to a store room at the rear. On the first floor there are two bedrooms and a shower room, with the second floor giving access to the two further bedrooms. The property boasts ample storage areas, and is being sold with the further appeal of no onward chain.

Externally, there is a tiered garden to the rear with steps leading up to a garage with glass lean-to and access to a back lane which gives vehicular access and a parking space.

Viewing is highly recommended!

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, main line train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the south west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the north west. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and birdlife.



DIRECTIONS

From our Haverfordwest office, continue on Victoria Place, up High Street and take the first slight right into Dark Street, continuing straight ahead at the junction to turn right onto Barn Street. Take the next right turn up to Church Street, then left down North Street and then right down Holloway, where the property will be found on the right hand side. What3Words: ///pounds.ashes.wished

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.