



17 Derwent Avenue, Milford Haven, SA73 1HZ

**Offers Over £79,999**

- \*Located in a desirable, well-regarded area.
- \*Ideal investment opportunity with strong potential.
- \*In need of updating and redecoration throughout.
- \*Two-bedroom accommodation with additional conservatory.
- \*Pathway to front with small lawn and hedged border.
- \*Low-maintenance rear garden with slabs, decorative stones, and mature shrubs.
- \*Parking for two vehicles to the side, accessed via Monnow Close and garden side gate.
- \*Cash buyers only; property being sold via informal tender.

## Description/Situation



Situated in a desirable and well-regarded area, this property offers an excellent investment opportunity. In need of some updating and decoration, it provides great potential for buyers looking to add value. The accommodation includes two bedrooms, a spacious living area, and a conservatory that extends the ground-floor living space.

To the side of the property is private parking, conveniently accessed via the garden's side gate. This property is available to cash buyers only and is being sold via informal tender, making it an ideal purchase for investors or those seeking a project with strong future returns.

## Informal Tender Bidding

Bidding by Informal Tender:

The closing date for tender is Wednesday 7th January at 1pm.

Tenders must specify the price tendered for the property as an exact sum of money and referential bids will be invalid.

The Vendors do not bind themselves to accept the highest or any tender for the property.

All tenders to be sent in writing to JJ Morris Estate Agents, 4 Picton Place, Haverfordwest, SA61 2LX stating any conditions attached to the offer together with means of finance i.e subject to sale of property, cash purchase.

The property and land being sold subject to contract.

Prospective purchasers are advised to make a reference to the Solicitor who will act in the purchase.

Search fees will be paid for by the buyer.

## Entrance Porch

Glazed door to fore, windows to sides, storage cupboard space, tiles to floor, Part obscure door leading through to lounge area.

## Lounge



Double glazed window to fore, part glazed door to fore, wall mounted electric storage heater, spiral staircase leading to first floor landing, door through to kitchen.

## Kitchen



Double glazed window to rear, glazed door to rear leading into conservatory, a range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap over, 4 ring electric hob with extractor hood over, eye level electric oven, white goods, including plumbed-in washing machine.

## Conservatory



Door to rear leading out to garden area, windows to rear and sides, tiles to floor, fitted blinds to windows and internal roof.

## First Floor Landing

Loft access which includes spray foam insulation. Doors leading off to:

### Bedroom 1



Double glazed window to fore.

### Bedroom 2



Double glazed window to rear, fitted cupboard space housing hot water tank.

### Shower Room



Low level w.c, wash hand basin, shower enclosure with electric shower, tile splash back, extractor fan, wall mounted electric heater.

### Externally



A pathway leads to the front entrance with a small lawn bordered by a neighbour's hedge. To the side of the property, there is parking for two vehicles, accessed via Monnow Close. A side gate provides entry into the rear garden.

To the rear, the property benefits from a secure, low-maintenance garden laid to slabs and decorative stones, complemented by mature trees and shrubbery. A gated side access leads directly out to the parking area.

### Utilities & Services

Heating Source: Electric

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband: Available

Tenure: Freehold

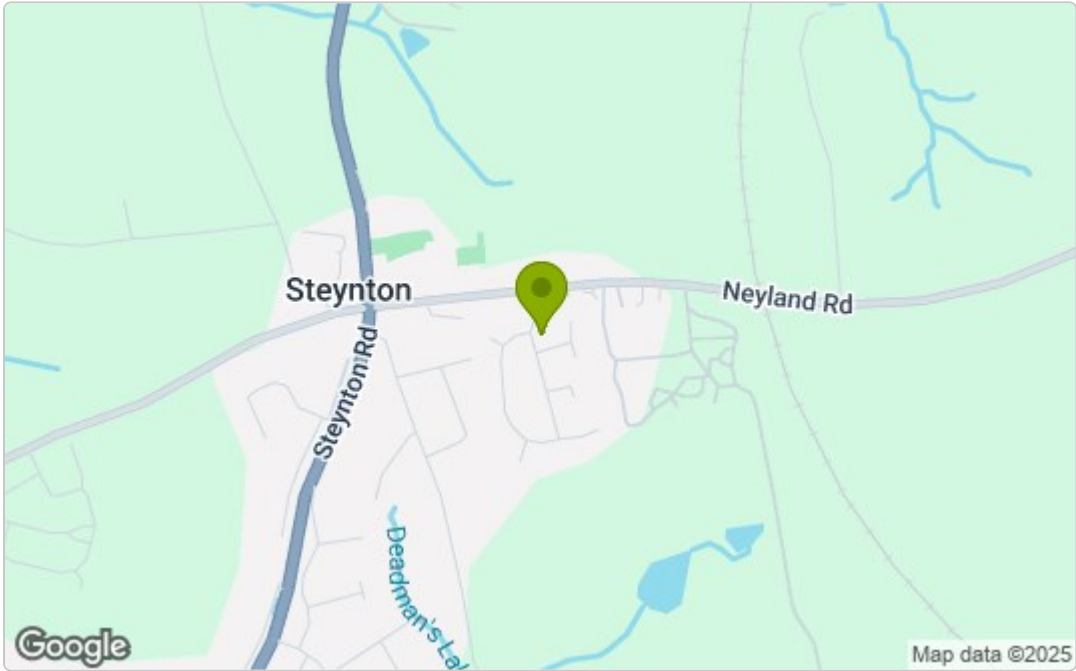
Local Authority: Pembrokeshire County Council

Council Tax: Band B

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

