

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

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

COUNCIL TAX: Band ' C

ref: SLS/CPS/28/07/25OKSL5

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

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.

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

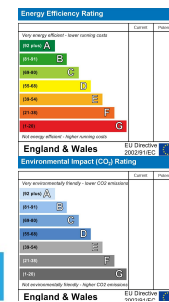


## 39 Great North Road, Milford Haven, Pembrokeshire, SA73 2NA

- End Terrace House
- Three Reception Rooms
- Ideal Investment
- Close to Travel Links
- Gas Central Heating
- Three Bedrooms
- Walking Distance to Amenities
- Retaining Original Features
- Viewing Recommended
- EPC Rating TBC

Auction Guide £120,000

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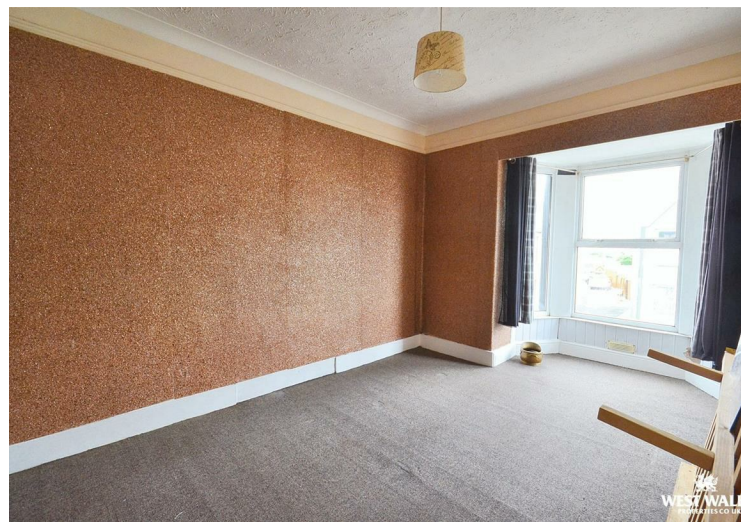
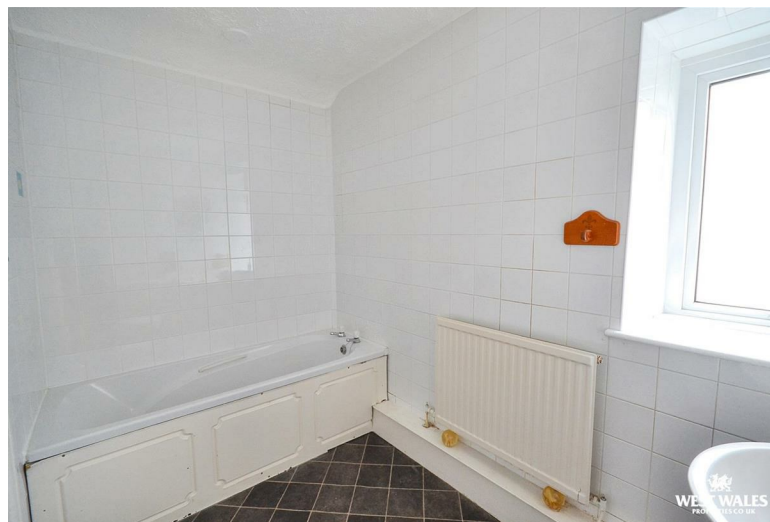
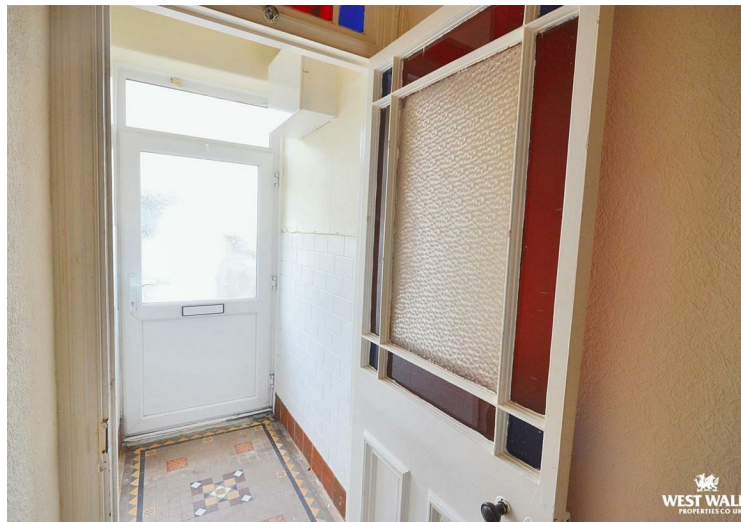


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*The Agent that goes the Extra Mile*







39 Great North Road, Milford Haven - Conveniently located within walking distance of local amenities and the popular Milford Marina, this property offers excellent potential for a variety of buyers. It features three bedrooms and three reception rooms, providing flexible space for family living, working from home, or entertaining. Retaining original features, the property presents a great opportunity to modernise and personalise. It would make an ideal first home or a valuable addition to a rental portfolio.

**Auction Terms** - This property is available via online auction. Cash buyers & Mortgage Buyers welcome. The lot is to be sold by traditional online auction with an end date and time of TBC. An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price. The auction will be exclusively available online via the Rocket Auctions website including the legal pack information. The registration process is extremely simple and free. Please visit the West Wales Properties website, and click on the Online Auctions tab where you will find the 'register' button (or login - if you have already registered). Stage 1) Register your email address, create a password and confirm your account. Stage 2) View the legal pack and arrange any viewings Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details Stage 4) You are ready to bid - Good Luck! No deposit monies are required before you bid. A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids. The complete legal pack would need to be inspected before an offer would be considered.

Milford Haven is a well-connected coastal town in Pembrokeshire, known for its rich maritime history and natural harbour.



## DIRECTIONS

From our Milford Haven Office, continue down Fulke Street and turn left onto Hamilton Terrace, continue on to Great North Road and the property can be found on your left hand side next to the Petrol Garage. #What3words///cookie.winner.curvy

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.