13 Fairview, Johnston, Haverfordwest SA62 3QD

FOR SALE BY PUBLIC AUCTION.

For auction Guide Price £45,000 to £50,000

2 Bedrooms, Shower Room, Kitchen, Lounge
Rear Garden
In Need Of Refurbishment
Ideal For Property Investors
DESCRIPTION
FOR SALE BY PUBLIC AUCTION.
DEVELOPMENT/ INVESTMENT OPPORTUNITY.
An ideal opportunity to purchase a 2 Bedroom mid terrace bungalow in Johnston. This property requires refurbishment throughout and could be a really lovely home. Perhaps best suited to the property investor, this may also be of interest to the first time buyer with a good eye for detail! EER: 71/86

GUIDE PRICE £45,000-£50,000

LOUNGE
14’06 x 11’06 (4.42m x 3.51m)
Double glazed window to rear aspect, radiator, obscured half glazed door to rear aspect.

KITCHEN
13’03 x 6’11 (4.04m x 2.11m)
Fitted with wall and base units with worktop over, 1½ bowl sink unit and drainer, double glazed window to front aspect, radiator, cupboard housing radiator.

SHOWER ROOM
7’04 x 4’10 (2.24m x 1.47m)
Double glazed window to front aspect, wash hand basin, low level WC, walk-in shower, cupboard housing boiler.

BEDROOM 1
11’07 x 10’09 (3.53m x 3.28m)
Double glazed window to rear aspect, radiator, storage cupboard.

BEDROOM 2
8’10 x 8’0 (2.69m x 2.44m)
Double glazed window to front aspect, radiator, storage cupboard.

STORAGE CUPBOARD
Shelving, no natural light.

EXTERNALLY
An enclosed courtyard to rear with a BLOCK BUILT SHED.

SERVICES
We are advised that mains services are connected to this property.

AUCTION DATE AND VENUE
For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday 6th March 2019 at 3pm (unless previously sold or withdrawn).

SOLICITORS
Red Kite Law
18-20 Old Bridge
Haverfordwest
SA61 2ET
Contact: Gemma Butland

VIEWING
By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@ johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES
The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale".

Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.
The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

**AUCTION CATALOGUE**
A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

**NOTE TO BUYERS**
Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

**LEGAL PACKS**
A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

**BIDDING NUMBERS**
All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

**BUYERS PREMIUM**
Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £500.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

**DIRECTIONS**
From Haverfordwest proceed along the A4076 towards Milford Haven. Upon entering the village of Johnston take the left hand turning just after the pedestrian crossing into Langford Road signposted Rosemarket/ Llangwm. Follow the road over the railway bridge and take 4th turning on right. Follow the road round to the left and take first turning on right which takes you round to the rear of the property. Number 13 can be identified by a John Francis Auction board.