



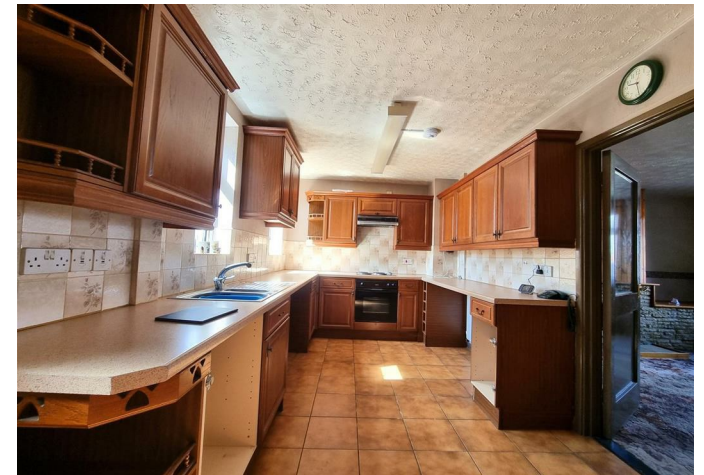
📍 51 Charles Street, Trowbridge, Wiltshire, BA14 8ND

🔗 Auction Guide £125,000

- For Sale By Online Auction
- Thursday 24th July 2024
- Lot 18
- Guide Price £125,000+

🏠 Freehold

📊 EPC Rating D



LOT 18
FOR SALE BY ONLINE AUCTION
THURSDAY 24th JULY 2024
GUIDE PRICE £125,000+

3 Bedroom terraced house in need of modernisation and within walking distance of the town centre.

The accommodation comprises on the ground floor; entrance hall, living room and kitchen/diner. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas central heating.

At the front is a driveway for parking with small lawn area. At the rear is an enclosed garden with patio area, feature pond, sheds and further lawn area.

Situation & Description

3 Bedroom terraced house in need of modernisation and within walking distance of the town centre.

Close to local amenities and within walking distance of the town centre and railway station. This substantial period property is within walking distance of the town centre. Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

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At the front is a driveway for parking with small lawn area. At the rear is an enclosed garden with patio area, feature pond, sheds and further lawn area.

What3Words///brave.enhancement.shout

Viewings

To arrange a viewing, contact: Auction office on 01249 765200

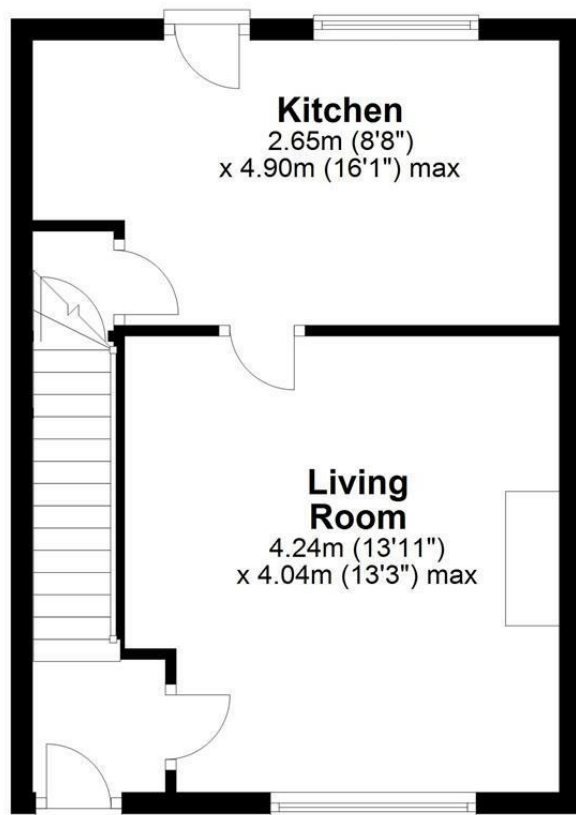
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



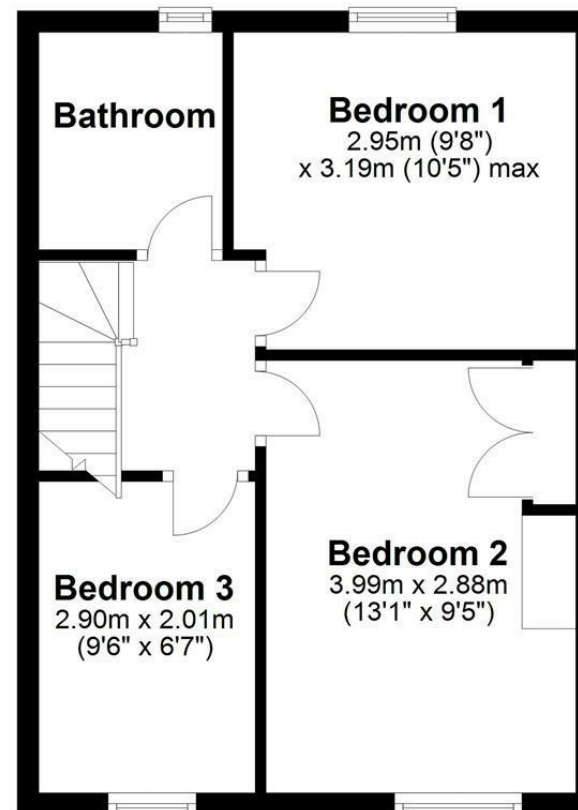
Ground Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

Disclaimer 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.