



📍 40 The Crescent, Westbury, Wiltshire, BA13 3HE

📄 Auction Guide £135,000

- For Sale By Online Auction
- Thursday 24th July 2024
- Lot 14
- Guide Price £135,000 +

🏠 Freehold

📊 EPC Rating D



LOT 14  
FOR SALE BY ONLINE AUCTION  
THURSDAY 24th JULY 2024  
GUIDE PRICE £135,000+

3 Bedroom semi-detached house situated within walking distance of the town centre and in need of modernisation.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen, rear hall and cloakroom. On the first floor; landing, 3 bedrooms and a shower room. There is double glazing and gas heating.

A driveway to the front provides ample parking for a couple of vehicles and a lawned area. At the rear is an enclosed garden.

#### **Situation & Description**

3 Bedroom semi-detached house situated within walking distance of the town centre and in need of modernisation.

Close to local amenities and within walking distance of the town centre. Westbury has a good local range of shopping, leisure facilities and schooling as well as a railway station providing access to London. Nearby Warminster, Trowbridge and the City of Bath provide a more extensive range of leisure, retail and schooling with the A350 providing good access to the M4 and A303.

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What3Words///husky.speaker.issued

#### **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.

#### **Online Auction**

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

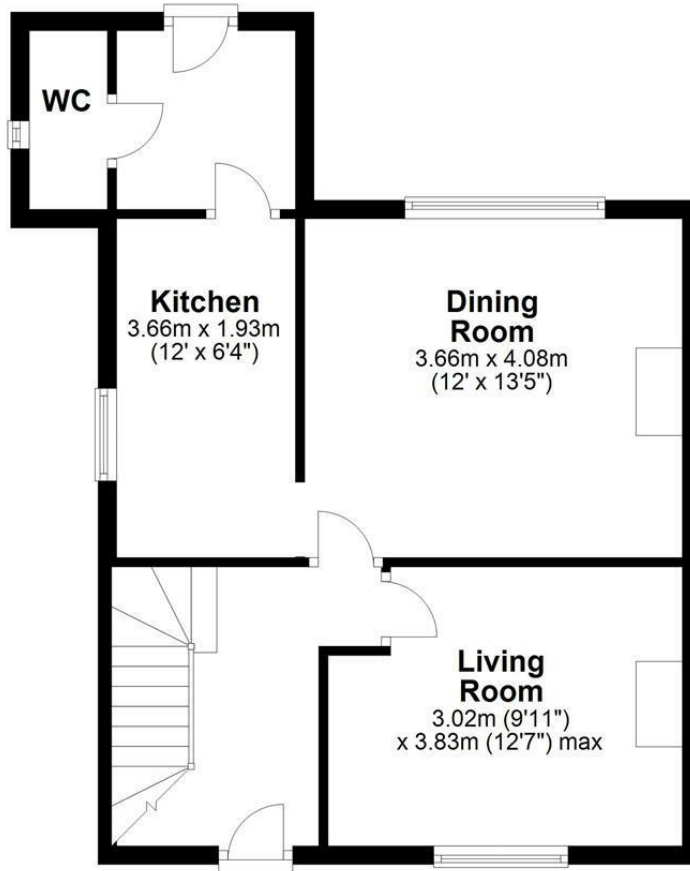
When the auction opens at 9am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



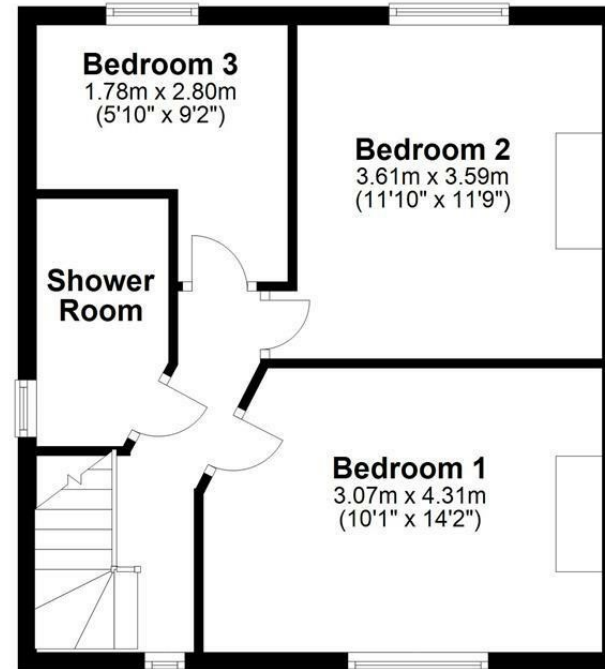
## Ground Floor

Approx. 47.2 sq. metres (507.8 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 88.6 sq. metres (953.7 sq. feet)

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

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