



📍 11 Cherry Orchard, Codford, Warminster, Wiltshire, BA12 0PN

🔗 Auction Guide £155,000

- For Sale By Online Auction
- Thursday 24th July 2024
- Lot 24
- Guide Price £155,000 +

🏠 Freehold

📊 EPC Rating E



LOT 24
FOR SALE BY ONLINE AUCTION
THURSDAY 24th JULY 2024
GUIDE PRICE £155,000+

2 Bedroom end-terrace house in need of modernisation with scope for extension (subject to consents).

The accommodation comprises on the ground floor; entrance porch, hallway, lounge and kitchen. On the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and electric heating.

Garden to the front and rear mainly laid to lawn with space to create off road parking (subject to consents). Store room to the side.

Ideal investment opportunity or suitable for first time buyer.

Situation & Description

2 Bedroom end-terrace house in need of modernisation with scope for extension (subject to consents).

Codford is a sought-after village with a strong community spirit. It boasts an active village hall and a large range of amenities, including a shop, primary school, petrol station, cafe, 2 churches, doctors surgery, Woolstore Theatre and a social club.

The picturesque Wylfe Valley offers a range of rural pursuits, such as walking, cycling, riding and fishing. Racing can be found at Wincanton, Bath and Salisbury. Golf can be enjoyed at Rushmore, South Wilts and Orchardleigh, to name but a few. Warminster lies 7 miles to the north west, offering a comprehensive range of amenities.

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What3Words:///home.satin.jump

Viewings

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

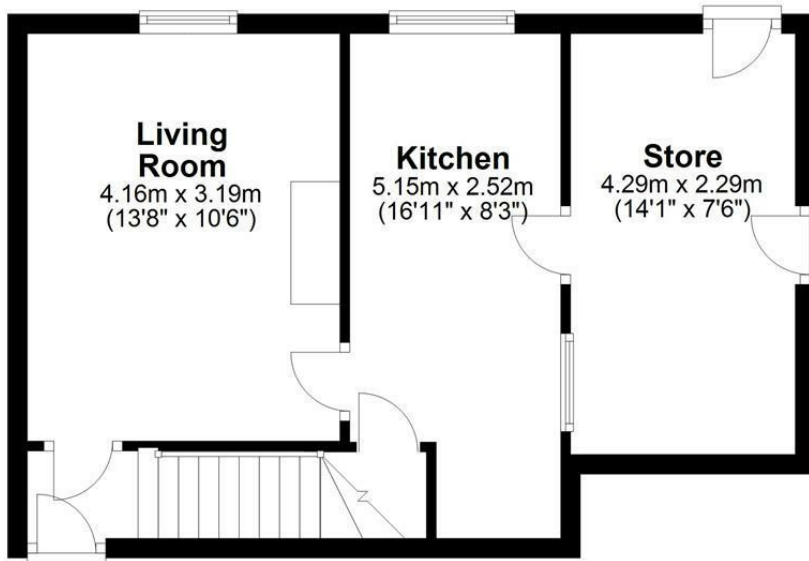
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



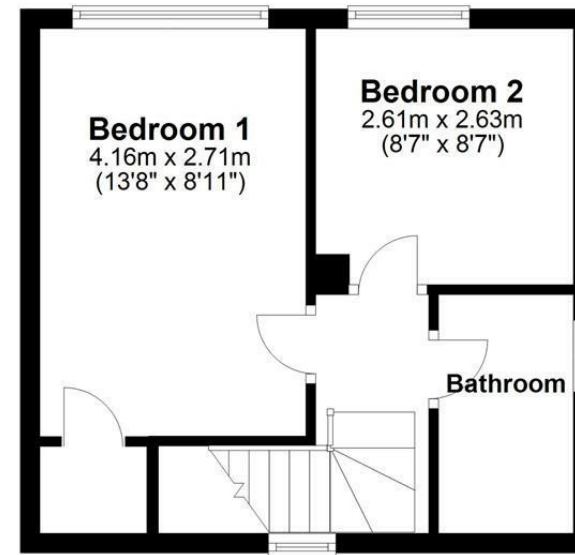
Ground Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 66.3 sq. metres (713.4 sq. feet)

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

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