



📍 3 Sycamore Grove, Westbury, Wiltshire, BA13 3NE

📄 Auction Guide £110,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 24
- Guide Price £110,000+

🏠 Freehold

📊 EPC Rating D



LOT 24
FOR SALE BY ONLINE AUCTION
THURSDAY 17th October 2024
GUIDE PRICE £110,000+

2 Bedroom semi-detached house situated in a cul-de-sac position and in need of modernisation. Scope for extension to the side and/or rear (subject to consents).

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

Garden area at the front and side leading to a good sized rear garden mainly laid lawn with sheds. Potential to create off-road parking at the front.

Situation & Description

2 Bedroom semi-detached house situated in a cul-de-sac position and in need of modernisation. Scope for extension to the side and/or rear (subject to consents).

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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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

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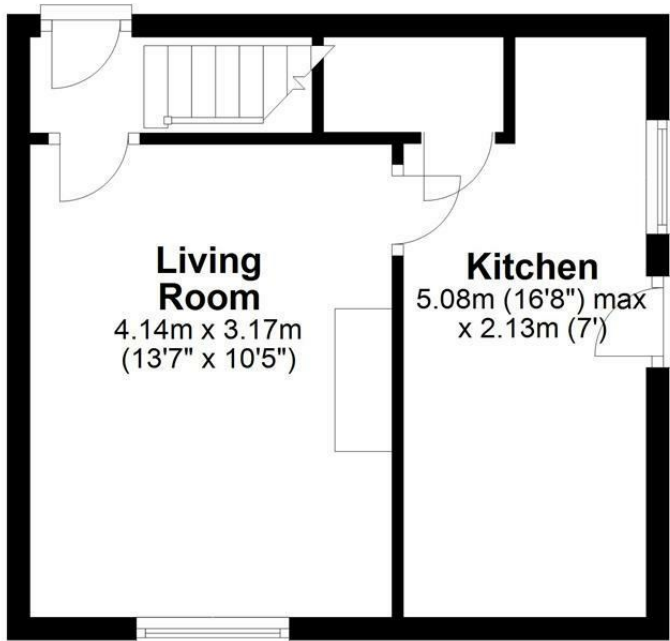
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security 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.



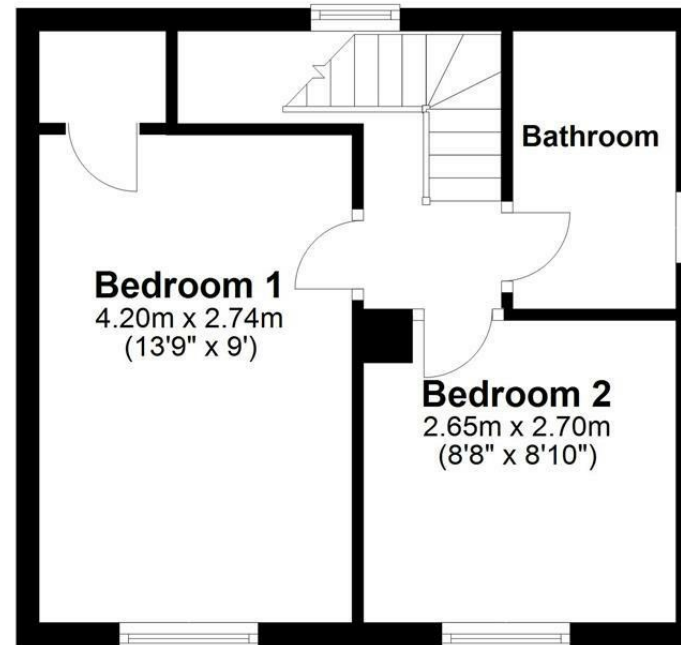
Ground Floor

Approx. 27.5 sq. metres (295.5 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 sq. feet)

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

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