



📍 23 Lammas Close, Hilmarton, Calne, Wiltshire, SN11 8SF

🔗 Auction Guide £135,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 46
- Guide Price £135,000+

🏠 Freehold

📊 EPC Rating E



LOT 46
FOR SALE BY ONLINE AUCTION
THURSDAY 17th October 2024
GUIDE PRICE £135,000+

2 Bedroom semi-detached bungalow at the end of a village cul-de-sac and in need of modernisation.

Hilmarton is a residential village between Calne and Royal Wootton Bassett with junior school, public house, church and car garage. The nearby town of Calne has a good range of shopping and leisure facilities.

The accommodation comprises entrance hall, lounge, kitchen, utility/store, 2 bedrooms and a shower room. There is double glazing and electric heating.

There is a driveway at the front leading to a dilapidated car port with ample parking. Lawned garden at the front and further lawned garden at the rear.

Situation & Description

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Viewings

To arrange a viewing, contact: Chippenham office on 01249 652717

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.

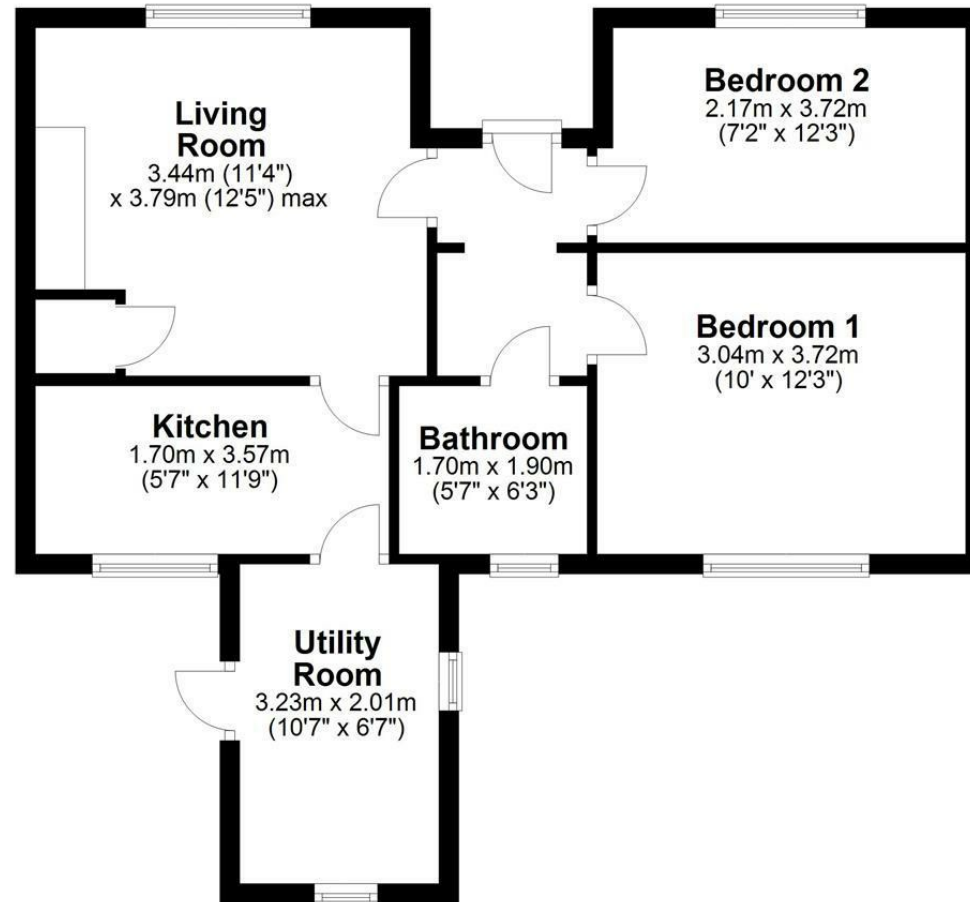
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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



Floor Plan

Approx. 54.2 sq. metres (583.0 sq. feet)



Total area: approx. 54.2 sq. metres (583.0 sq. feet)

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

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