





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

🔗 Auction Guide £155,000

- For Sale By Online Auction
- Thursday 5th December 2024
- Lot 10
- Guide Price £155,000 +

🏠 Freehold

📊 EPC Rating D





LOT 10  
FOR SALE BY ONLINE AUCTION  
THURSDAY 5th DECEMBER 2024  
GUIDE PRICE £155,000+

2 Bedroom semi-detached 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 air source heat pump.

Garden to the front, side and rear mainly laid to lawn with off road parking for a couple of cars.

Ideal investment opportunity or suitable for first time buyer.

#### **Situation & Description**

2 Bedroom semi-detached 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.

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What3Words///disco.investor.radiated

#### **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.

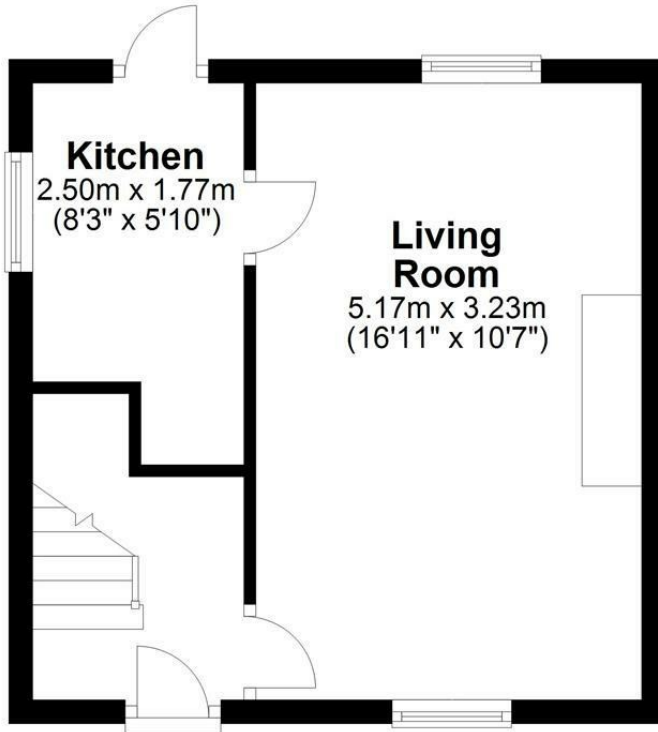
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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



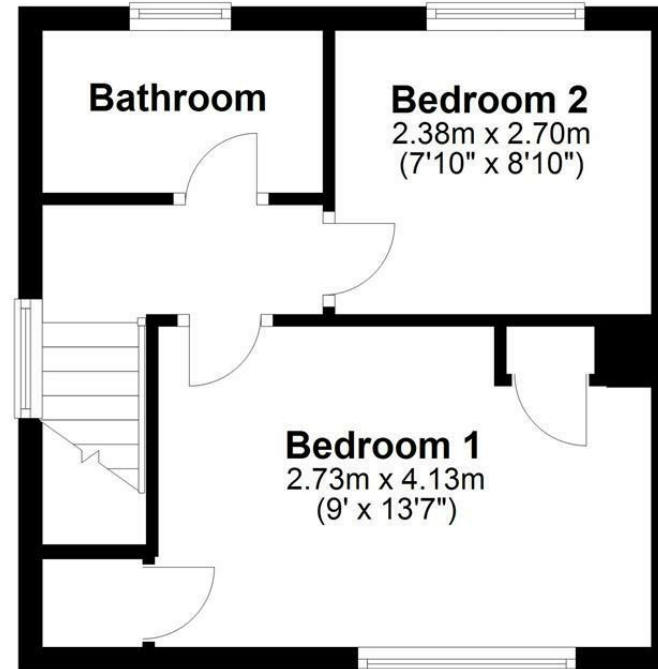
## Ground Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



## First Floor

Approx. 26.4 sq. metres (283.9 sq. feet)



**Total area: approx. 52.7 sq. metres (567.7 sq. feet)**

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

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