





📍 8 Rylands Way, Royal Wootton Bassett, Swindon,  
Wiltshire, SN4 8AY

🏠 Auction Guide £130,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 37
- Guide Price £130,000+

🏠 Freehold

🏠 EPC Rating C





LOT 37  
FOR SALE BY ONLINE AUCTION  
THURSDAY 10th JULY 2025  
GUIDE PRICE £130,000+

3 Bedroom semi-detached house of non-standard construction in a mature residential area. It is in need of modernisation and ideal for investors.

Royal Wootton Bassett provides a good range of shopping, leisure facilities and schooling and is only a short distance from the M4 motorway. Nearby Swindon has an extensive range of amenities as well as a mainline railway station.

The accommodation comprises on the ground floor; entrance hall, living room, and kitchen/dining room. On the first floor; landing, 3 bedrooms, bathroom and W.C. There is double glazing and gas central heating.

There is off road parking to the front for 2 cars. At the rear is a good sized garden mainly laid to lawn. Brick built store to side. Scope and space to extend at rear (subject to consents).

what3words///early.rebounder.impose

#### **Situation & Description**

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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.

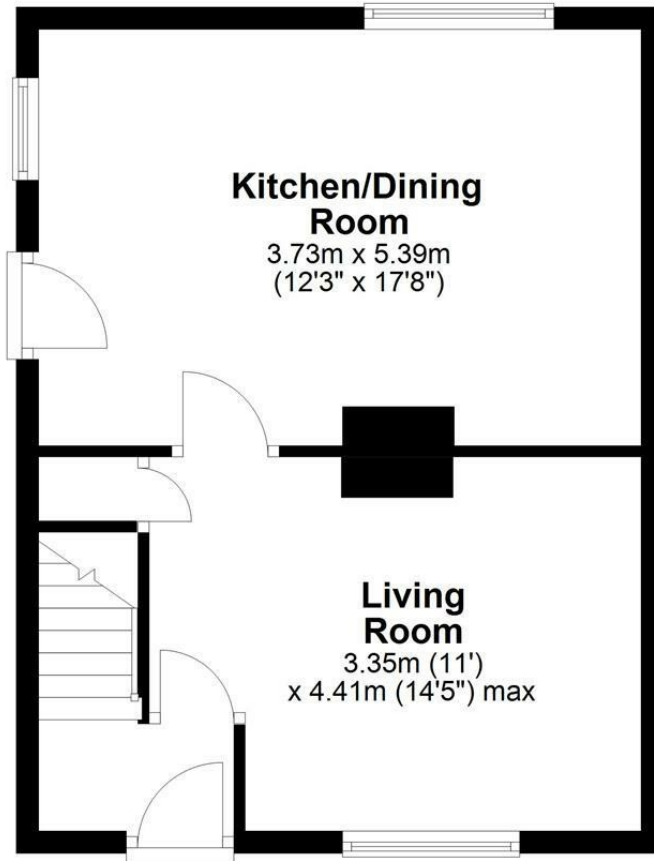
#### **Online Auction**

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.

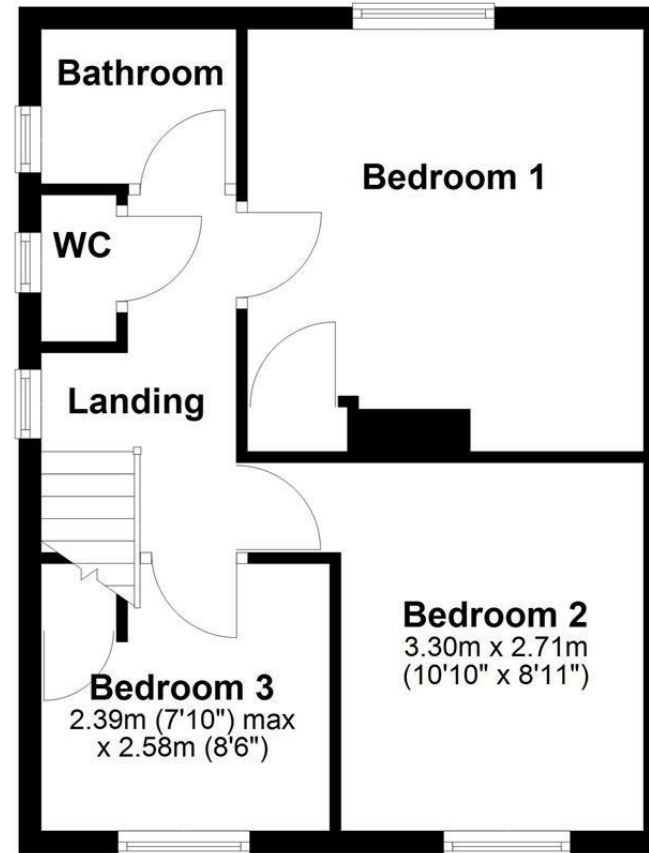
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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



## Ground Floor



## First Floor



Total area: approx. 77.4 sq. metres (833.5 sq. feet)

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