



📍 31 Calne Road, Lyneham, Chippenham, Wiltshire, SN15 4PT

🔗 Auction Guide £150,000

- For Sale by Online Auction
- Thursday 16th October 2025
- Lot 32
- Guide Price £150,000+

🏠 Freehold

📊 EPC Rating D



LOT 32
FOR SALE BY ONLINE AUCTION
THURSDAY 16th OCTOBER 2025
GUIDE PRICE £150,000+

A well proportioned 3 bedroom semi-detached house situated on a generous plot with the potential to extend to the side and/or rear (subject to consents). Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and cloakroom/utility. On the first floor; landing, 3 bedrooms and a bathroom. The property has double glazing and gas heating.

Externally the property has driveway parking for 2/3 cars with an area of lawn to the side. The large rear garden is laid mainly to lawn with potential to extend (subject to consent).

what3words///risk.someone.stretcher

Situation & Description

A well proportioned 3 bedroom semi-detached house situated on a generous plot with the potential to extend to the side and/or rear (subject to consents). Ideal investment.

Lyneham is a sizeable village with a small range of shops, schools, and other amenities within easy access to the larger centres of Royal Wootton Bassett, Chippenham and Swindon. The latter two have mainline railway stations and there is access to the M4 at junctions 16 & 17.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and cloakroom/utility. On the first floor; landing, 3 bedrooms and a bathroom. The property has double glazing and gas heating.

Externally the property has driveway parking for 2/3 cars with an area of lawn to the side. The large rear garden is laid mainly to lawn with potential to extend (subject to consent).

Viewings

To arrange a viewing, contact: Auctions 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

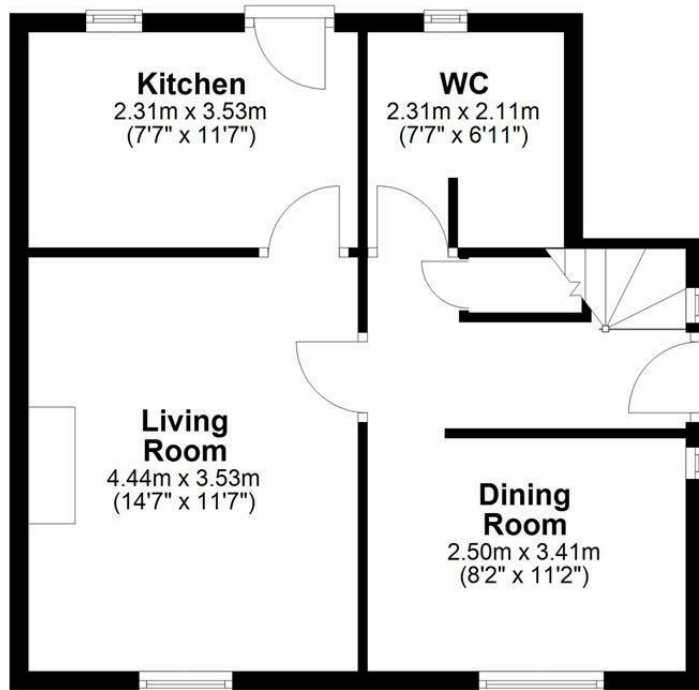
In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security 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.



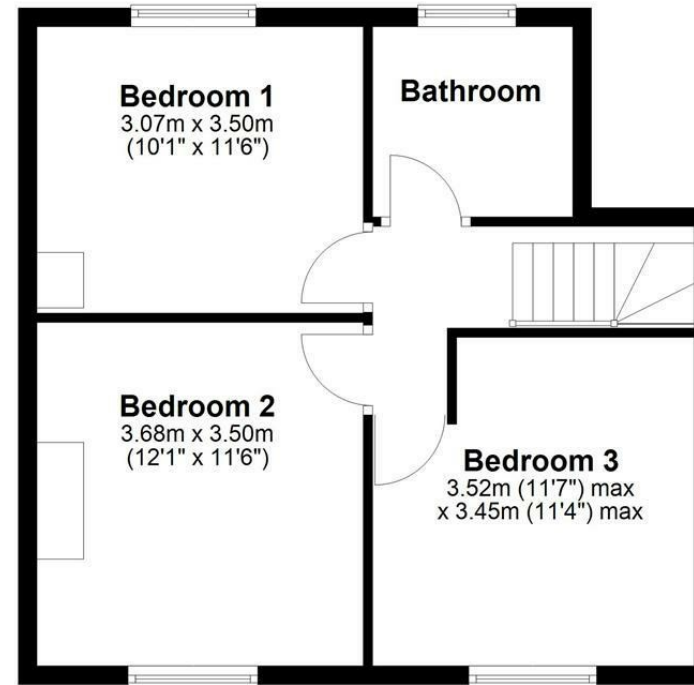
Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.3 sq. feet)



Total area: approx. 90.6 sq. metres (974.9 sq. feet)

Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.