



**Studley, Calne, SN11 9NH**

Calne

Guide Price  
**£243,000**



## **Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The property, which is in need of renovation, sits on a substantial plot and offers plenty of scope for improvement and extension (subject to planning).

The accommodation comprises:

Entrance porch and hallway  
Downstairs bathroom  
Spacious living room  
Kitchen/dining room  
To the first floor, there are two double bedrooms.

Externally, the home enjoys a generous rear garden, a brick-built storage shed, a single garage, and driveway parking to the front of the property.

This is a fantastic opportunity to create a beautiful home in a sought-after setting.

**Situation - Studley** - The village of Studley is situated between the market towns of Chippenham and Calne and close to the village of Derry Hill. The village of Derry Hill has amenities including primary school, public house and village stores and the renowned Bowood House with its famous golf course, is situated adjacent to the village. Chippenham has a wide range of amenities to include High Street retailers and supermarkets plus retail parks and there is an excellent choice of both Primary and Secondary schools.

**Property Information -**

**Utilities/Services -** Mains Electric, Water & Drainage

**Wiltshire Council Tax -** Band D

**Tenure -** Freehold









**Calne Sales**

**13 High Street, Calne Wiltshire, SN11 0BS**

**01249 813813**

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