





📍 14 Cedar Grove, Trowbridge, Wiltshire, BA14 0HS

📄 Auction Guide £135,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 11
- Guide Price £135,000+

🏠 Freehold

🏠 EPC Rating D





LOT 11  
FOR SALE BY ONLINE AUCTION  
THURSDAY 10th JULY 2025  
GUIDE PRICE £135,000+

3 Bedroom semi-detached house situated in an established residential area close to numerous amenities and within easy reach of the town centre. Ideal first time buy or investment purchase.

The accommodation on the ground floor comprises; entrance hall, living/dining room, kitchen and store room (potential for conversion to utility room). The first floor comprises; three bedrooms bathroom and WC.

Externally there is a front garden laid to lawn with gated side access to the rear garden which is laid to lawn with mature shrubs. The property has upvc double glazing and gas central heating.

What3Words: ///fend.cure.home

Turn into Cedar Grove and the house will be found set back on the right

#### **Situation & Description**

3 Bedroom semi-detached house situated in an established residential area close to amenities and within easy reach of the town centre. Ideal first time buy or investment purchase.

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The accommodation comprises on the ground floor; entrance hall, living/dining room, kitchen and store room (potential for conversion to utility room). On the first floor; landing, 3 bedrooms, bathroom and WC. The property has double glazing and gas central heating.

Externally there is a front garden laid to lawn with gated side access to the rear garden which is laid to lawn with mature shrubs.

#### **Viewings**

To arrange a viewing, contact: Trowbridge Office on 01225 617030

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.

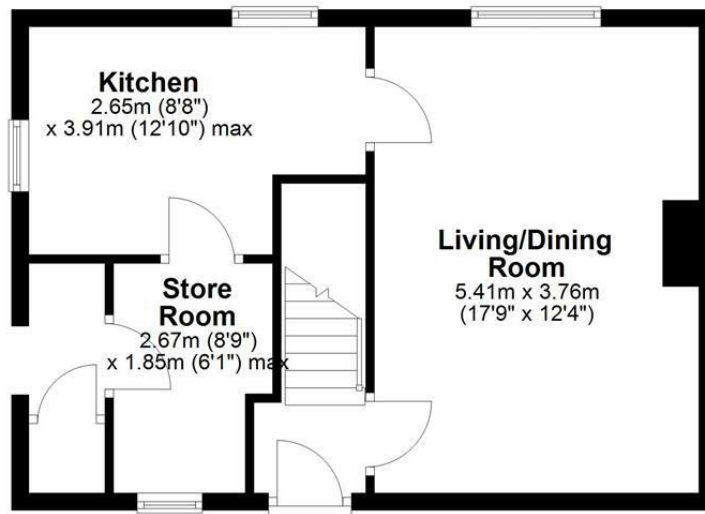
#### **Online Auction**

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.

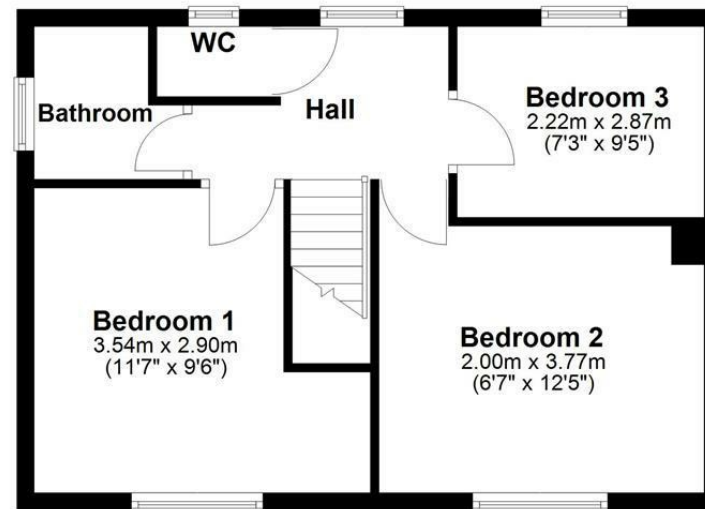
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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



**Ground Floor**



**First Floor**



Total area: approx. 76.7 sq. metres (825.1 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.