



📍 46 Newleaze, Steeple Ashton, Trowbridge, Wiltshire, BA14 6EF

🏠 Auction Guide £150,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 29
- Guide Price £150,000+

🏠 Freehold

🏠 EPC Rating E



LOT 29  
FOR SALE BY ONLINE AUCTION  
THURSDAY 10th JULY 2025  
GUIDE PRICE £150,000+

2 Bedroom semi-detached house for modernisation and situated in this popular village with good size gardens to the front and side. Ideal first time buy or investment.

Steeple Ashton has a thriving community providing playing fields and a public house/shop/post office. The village has been voted the best-kept village in Wiltshire on numerous occasions. The market towns of Devizes, Trowbridge, Melksham and Chippenham and the cities of Bath and Salisbury are all within a 30 mile radius.

The accommodation comprises on the ground floor; entrance hall, dual aspect living room, kitchen/breakfast room, rear porch and useful store room. On the first floor; landing, 2 bedrooms and a bathroom. The property has double glazing and electric heating.

Externally the property has good a good-sized garden to the side and rear which is mainly laid to lawn. To the front is a small area of lawn with pathway to front door and gate to rear garden. On street parking is available nearby.

What3Words: [///spells.camp.booms](https://www.what3words.com/#!/spells/camp.booms)

Turn into Newleaze, follow the road around to the right where the house will be found on the right

#### **Situation & Description**

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#### **Viewings**

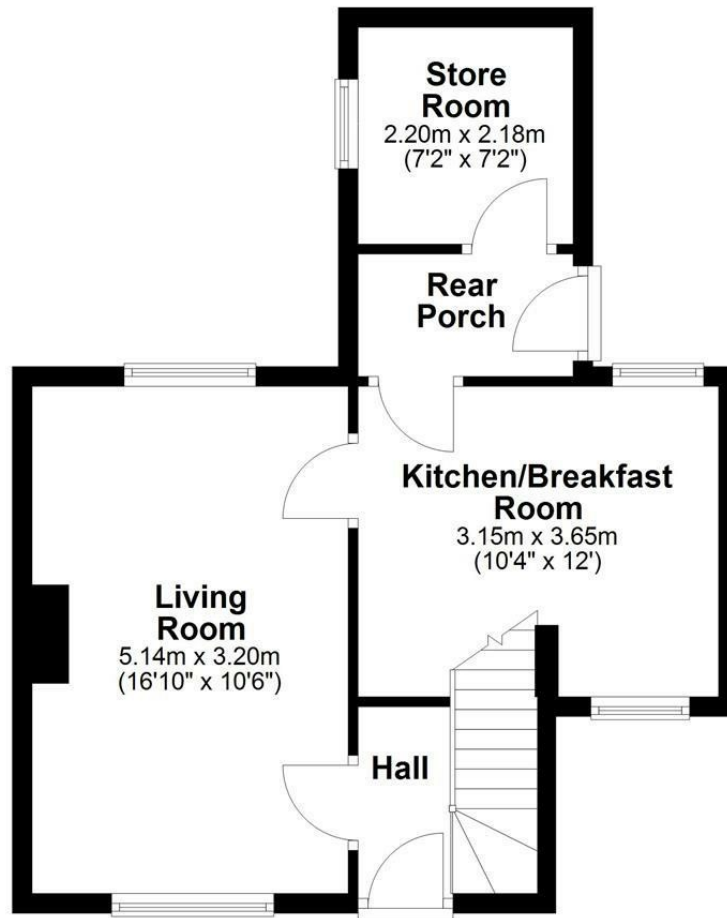
To arrange a viewing, contact: Trowbridge Office on 01225 617030

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

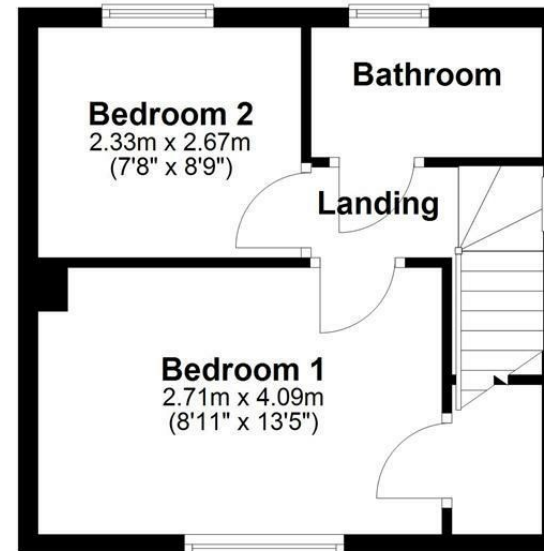
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



## Ground Floor



## First Floor



Total area: approx. 66.3 sq. metres (713.2 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.