



📍 7 Coronation Close, Christian Malford, Wiltshire, SN15 4BP

📄 Auction Guide £165,000

- For Sale By Online Auction
- Thursday 23rd May
- Lot 01
- Guide Price £165,000+

🏠 Freehold

📊 EPC Rating E



LOT 01
FOR SALE BY ONLINE AUCTION
THURSDAY 23rd MAY 2024
GUIDE PRICE £165,000+

2 Bedroom semi-detached house situated in a cul-de-sac position and overlooking the Church in this sought after village. In need of modernisation.

Accommodation comprises on the ground floor; entrance hall, living room and kitchen. On the first floor; landing, 2 bedrooms and bathroom. There is some electric heating.

At the front is a long garden mainly laid to lawn which could provide future parking (subject to consents), on-street parking available nearby. There is a useful store to the side and an enclosed rear garden laid to lawn.

Situation & Description

2 Bedroom semi-detached house situated in a cul-de-sac position and overlooking the Church in this sought after village. In need of modernisation.

The house is situated towards the outskirts of Christian Malford but within walking distance of amenities. The village has a good selection of local amenities including a village shop, primary school, public house, village hall and recreation ground.

It is within easy reach of the larger towns of Chippenham and Royal Wootton Bassett with the former having a mainline railway station. There is convenient access to the M4 motorway at Junction 17.

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Viewings

To arrange a viewing, contact: Chippenham office on 01249 652717

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.

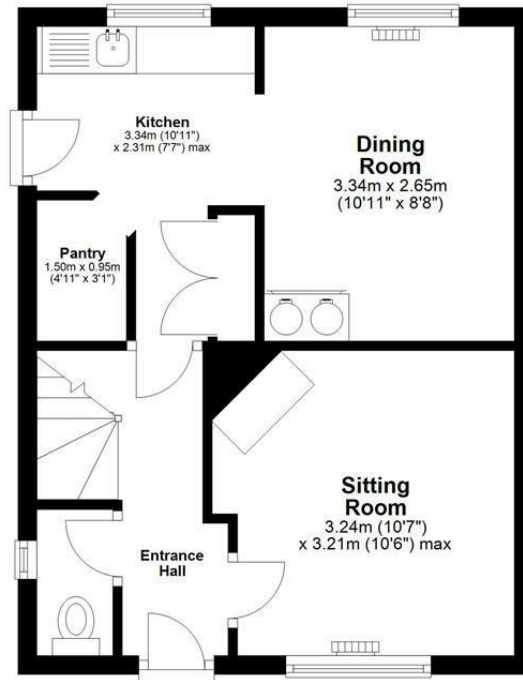
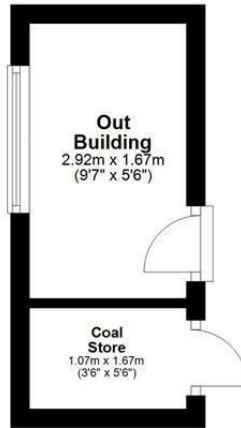
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



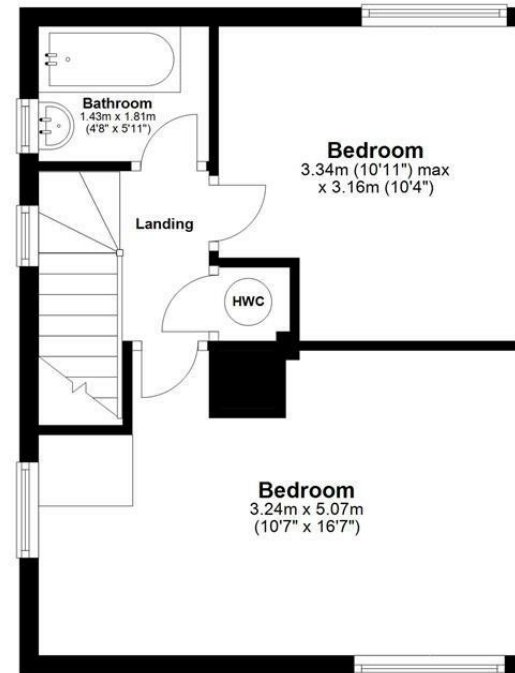
Ground Floor

Main area: approx. 35.6 sq. metres (383.3 sq. feet)
Plus outbuildings, approx. 4.9 sq. metres (52.3 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Main area: Approx. 69.4 sq. metres (747.4 sq. feet)

Plus outbuildings, approx. 4.9 sq. metres (52.3 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.