



📍 Flat 15 Linden Close, Calne, Wiltshire, SN11 0BB

🔗 Auction Guide £67,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 44
- Guide Price £67,000+

🏠 Freehold

📊 EPC Rating D



LOT 44  
FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £67,000+

2 Bedroom second floor flat in need of modernisation.

The accommodation comprises communal entrance hall with staircase up to the flat. entrance hall, inner hall, lounge, kitchen, 2 bedrooms and bathroom. It measures about 63m<sup>2</sup> and has double glazing and gas heating.

There are communal grounds but no allocated parking, on street parking is available in the vicinity.

The flat is leasehold with a new 125 year lease. Further details and costs will be in the legal pack.

#### **Situation and Description**

2 Bedroom second floor flat in need of modernisation.

Calne provides a good range of shopping, schooling and leisure amenities. The nearby town of Chippenham has a mainline railway station and access to the M4 motorway.

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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**

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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.

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chippenham@strakers.co.uk

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