





📍 10 Ridgemean, Calne, Wiltshire, SN11 9EL

📄 Auction Guide £125,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 38
- Guide Price £125,000+

🏠 Freehold

📊 EPC Rating C





LOT 38  
FOR SALE BY ONLINE AUCTION  
THURSDAY 10th JULY 2025  
GUIDE PRICE £125,000+

3 Bedroom mid-terrace house in need of modernisation and believed to be of 'Trusteal' non-standard construction.. Close to local amenities. Ideal first time buy or investment.

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.

The accommodation comprises on the ground floor; entrance hall, dual aspect living/dining room, refitted kitchen and utility room. On the first floor; landing 2 double bedrooms, 3rd bedroom, bathroom and W.C. There is double glazing and gas central heating.

Externally the property has an enclosed large westerly facing rear garden laid mainly to lawn. The front garden is laid to lawn with pathway to front door with potential to create off road parking (subject to consents).

what3words///bitters.bunks.hazel

#### **Situation & Description**

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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.

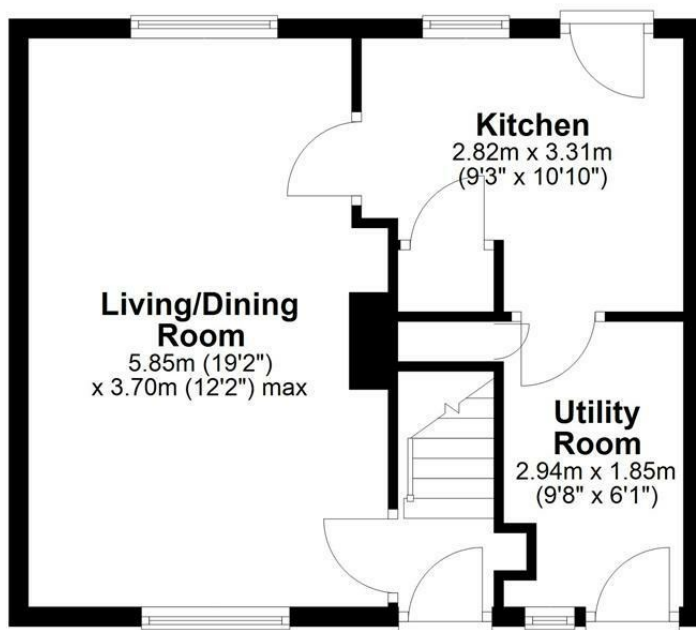
#### **Online Auction**

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.

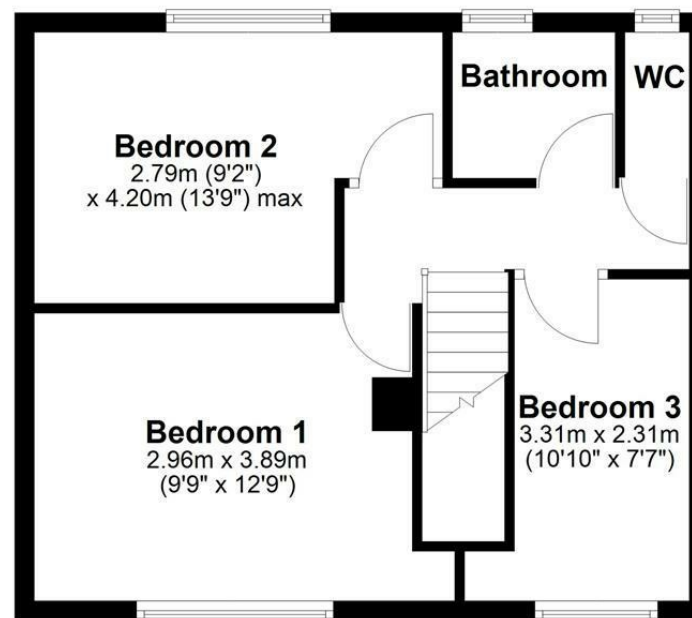
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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



## Ground Floor



## First Floor



Total area: approx. 78.9 sq. metres (849.1 sq. feet)

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