





📍 25 Methuen Avenue, Melksham, Wiltshire, SN12 7AH

🔗 Auction Guide £135,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 13
- Guide Price £135,000+

🏠 Freehold

📊 EPC Rating F





LOT 13  
FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £135,000+

3 Bedroom terraced house on the outskirts of town with an open outlook to the front. In need of modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge, dining room, kitchen and store room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing but no heating at present.

There is lawned garden to the front and at the rear and enclosed garden. On street parking is available to the front with the potential to create off-road parking in the future (subject to consents).

#### **Situation & Description**

3 Bedroom terraced house on the outskirts of town with an open outlook to the front. In need of modernisation.

A bustling market town, Melksham has a number of supermarkets including Waitrose, Sainsbury's and Asda as well as a variety of shopping, leisure facilities and schools.

Situated only 12 miles south of the M4 motorway, Melksham has good bus, road and rail links. The Georgian city of Bath (c.14 miles) and the ever-expanding town of Chippenham (c. 6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively and mainline rail links to Bristol, Swindon and London Paddington.

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What3Words ///fondest.tonal.behind

#### **Viewings**

To arrange a viewing, contact: Corsham office on 01249 712039

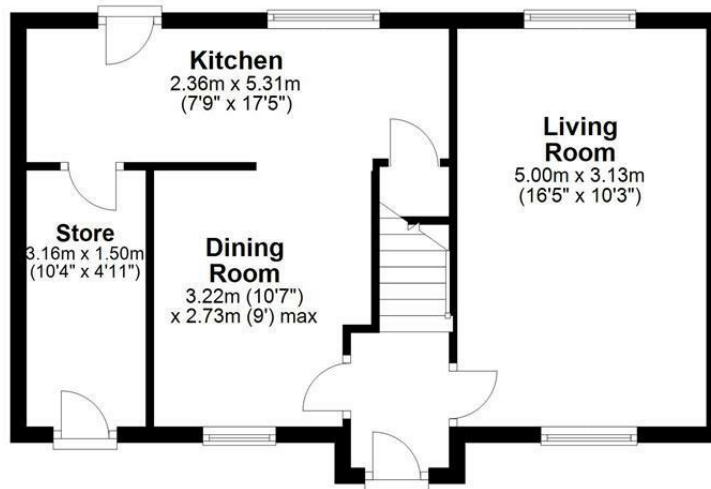
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



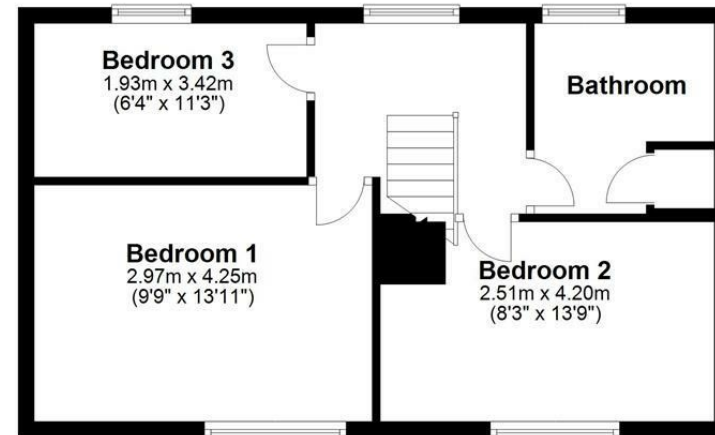
### Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 86.0 sq. metres (926.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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.