



📍 6 Broadleaze, Upper Seagry, Wiltshire, SN15 5EY

🔗 Auction Guide £140,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 35
- Guide Price £140,000+

🏡 Freehold

📊 EPC Rating D



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FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £140,000+

2 Bedroom semi-detached house in a popular village cul-de-sac location and requiring modernisation.

The accommodation comprises on the ground floor; entrance hall, lounge and kitchen, there is a side extension providing an additional reception room. On the first floor; landing, 2 bedrooms and a bathroom. There is double glazing and electric heating.

There is a good sized front garden with side access to the rear garden which is mainly laid to lawn. Potential to extend to the side and/or rear (subject to consents).

#### **Situation & Description**

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Seagry is a charming village split into Lower and Upper Seagry and situated in the south Cotswolds and this rural community is a delightful mix of villages houses, ancient farms and beautiful open countryside. In addition to the Church, public house and primary school, the village is well provided for with a village hall. More comprehensive amenities can be found in the nearby towns of Chippenham (5 miles) to the south or Malmesbury (4 miles) to the north. Malmesbury is a thriving, pretty town offering a wealth of buildings of architectural interest, including its ancient Abbey, whilst also having a wide range of shops including a Waitrose, award winning schools and leisure facilities. Early tributaries of the River Avon pass around the town, and pretty walks and the countryside are close at hand. There are public transport services and good road links to the larger towns of Cirencester, Swindon, Bath and Bristol, whilst the Junction 17 of the M4 is only three miles south. Trains from Chippenham (5 miles) and Kemble (8 miles) link with London Paddington within approximately 1 hour 15 minutes.

What3Words///sniff.scarf.ringers

#### **Viewings**

To arrange a viewing, contact: Malmesbury office on 01666 829292

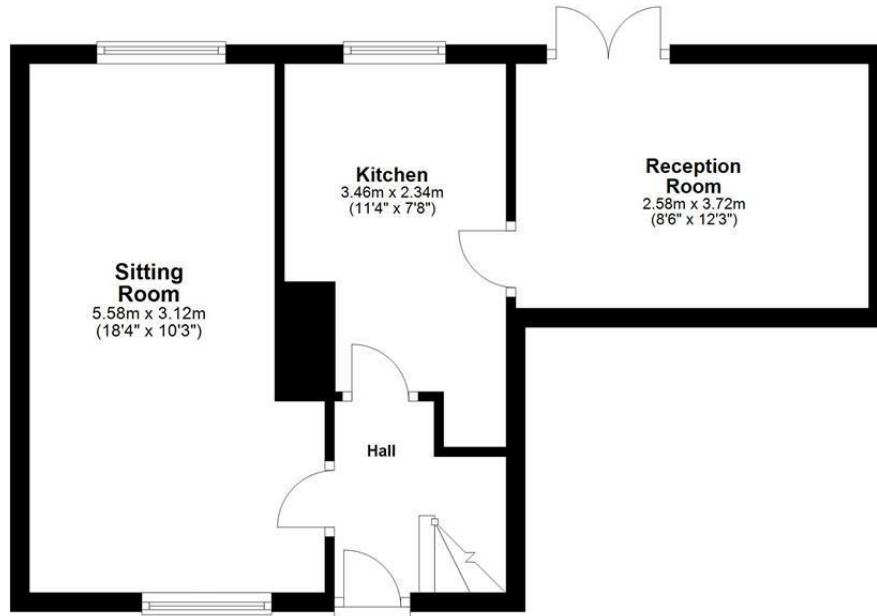
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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. 37.9 sq. metres (408.3 sq. feet)



## First Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 65.5 sq. metres (705.0 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.