





📍 11 Harris Road, Ashton Keynes, Wiltshire, SN6 6PQ

📄 Auction Guide £160,000

- For Sale By Online Auction
- Thursday 10th July 2025
- Lot 39
- Guide Price £160,000 +

🏠 Freehold

📊 EPC Rating E





LOT 39  
FOR SALE BY ONLINE AUCTION  
THURSDAY 10th JULY 2025  
GUIDE PRICE £160,000+

3 Bedroom end-terrace house in need of modernisation. Situated in a popular and sought after village. Ideal first time or investment buy.

The accommodation comprises on the ground floor; entrance porch, hallway, lounge/diner, kitchen and cloakroom. On the first floor; landing, 3 bedrooms and bathroom. There is double glazing and electric heating.

Front garden mainly laid to lawn with side access to an enclosed rear garden with a mix of lawn and patio and outside store. On-street parking available nearby.

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#### **Situation & Description**

3 Bedroom end-terrace house in need of modernisation. Situated in a popular and sought after village. Ideal first time or investment buy.

Ashton Keynes is an extremely popular village on the River Thames and offers a thriving community in the heart of the Cotswold Water Park. The village benefits from a friendly local shop, historic village pub and numerous sports clubs with excellent facilities, including cricket, tennis, youth football, badminton and table tennis. There is also a village primary school.

The accommodation comprises on the ground floor; entrance porch, hallway, living/dining room, kitchen and w.c. On the first floor; landing, 3 bedrooms and bathroom. There is double glazing and electric heating.

Front garden mainly laid to lawn with side access to an enclosed rear garden with a mix of lawn and patio and outside store. On-street parking available nearby.

#### **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.

#### **Online Auction**

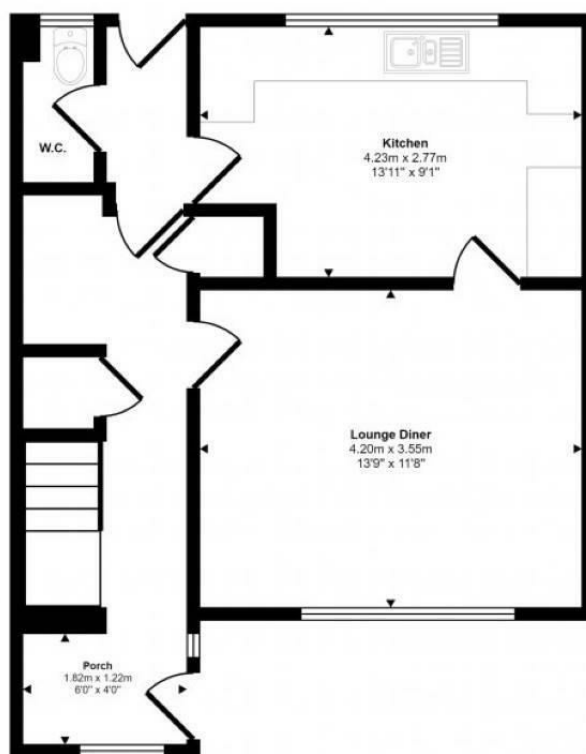
In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security 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.

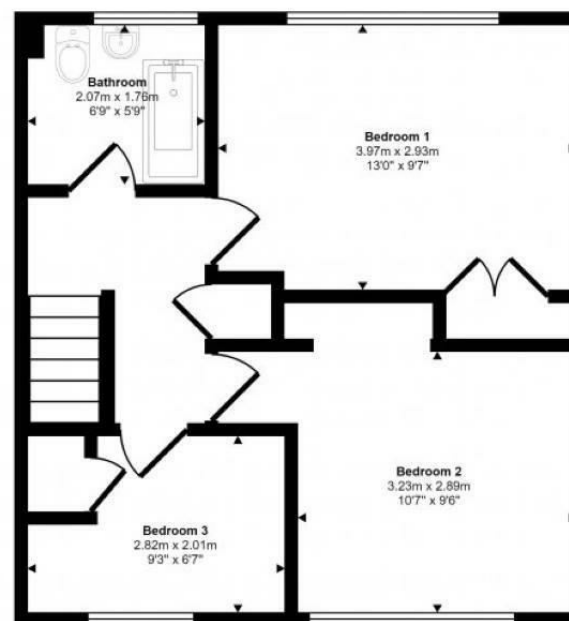
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Approx Gross Internal Area  
83 sq m / 894 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 41 sq m / 436 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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