



## 13 Newtown Trowbridge BA14 0BA

**\*\* For sale by online auction \*\* Pre-Auction offers considered \*\*** A fantastic opportunity to purchase a detached house, conveniently situated in a central location close to the railway station, park, St Stephens Place cinema complex and town centre. The spacious interior of irregular shape features a good sized lounge/diner, fitted kitchen/breakfast room, two en-suite bedrooms and two attic rooms. Additional features include UPVC double glazing, gas central heating system and low maintenance south-west facing courtyard garden. Viewing is highly recommended. **\*\*Buyers Fee Applies\*\*Auction Pack Available On Request\*\*Auction Date - Thursday 24th July 2025\*\***

**Auction Guide £130,000**





## ACCOMMODATION

All measurements are approximate

### Entrance Porch

Obscured UPVC double glazed door to the front. Fuse box and electric meter. New carpet. Doorway to the:

### Lounge/Diner

14'8 x 11'1 max (4.47m x 3.38m max)

UPVC double glazed window to the front. Electric fire. Television and telephone point. New carpet. Coving. Doorway to the:

### Kitchen/Breakfast Room

16'2 x 11'2 max (4.93m x 3.40m max)

Three UPVC double glazed windows to the rear. Radiator. Range of wall, base and drawer units with tiled surrounds and rolled top work surfaces. Stainless steel single sink drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and hob with stainless steel extractor hood over. Plumbing for washing machine and space for dryer. Space for fridge/freezer. Breakfast bar. Modern wall mounted Ideal boiler. Ceramic tiled flooring and inset ceiling spotlights. UPVC double glazed door to the rear. Stairs to the first floor.

## FIRST FLOOR

### Landing & Inner Landing

Balustrade. Doors off and into Inner Landing with UPVC double glazed window to the rear and stairs to the second floor. New carpet.

### Bedroom One

14'7 x 10'6 max (4.45m x 3.20m max)

UPVC double glazed window to the front. Radiator. New carpet. Coving. Door to the:

### En Suite Shower Room

Radiator. Three piece suite with part tiled surrounds comprising: corner shower cubicle with mains mixer shower and sliding doors enclosing, wash hand basin and w/c. Wood effect vinyl flooring and coving. Extractor fan.

### Bedroom Two

8'6 x 5'9 (2.59m x 1.75m)

UPVC double glazed window to the rear. Radiator. New carpet. Door to the:



### En Suite Bathroom

Obscured UPVC double glazed window to the rear. Radiator. Three piece white suite with part tiled surrounds comprising panelled bath with mains mixer shower over, pedestal wash hand basin and w/c. Ceramic tiled flooring.

### SECOND FLOOR

#### Attic Room 1

9'3 x 6'10 max (2.82m x 2.08m max)  
UPVC double glazed window to the rear. Door to the:

#### Attic Room 2

9'1 x 8'5 max (2.77m x 2.57m max)  
UPVC double glazed window to the rear. Radiator.

### EXTERNALLY

#### To The Rear

Enclosed south-west facing courtyard garden landscaped for low maintenance comprising, paved patio area, area laid to loose stone chippings and raised bed. Storage shed. Enclosed by fencing with gated side pedestrian access.

### AUCTION T&Cs

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that

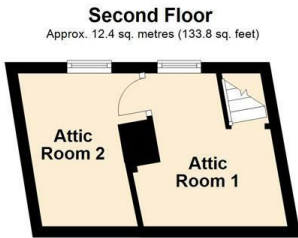
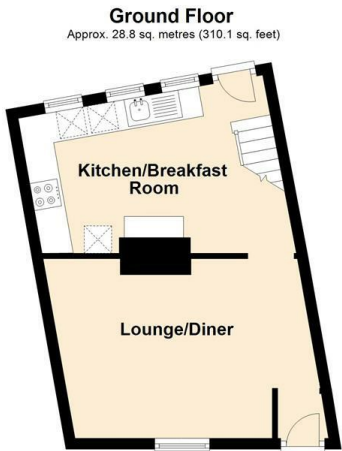
you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

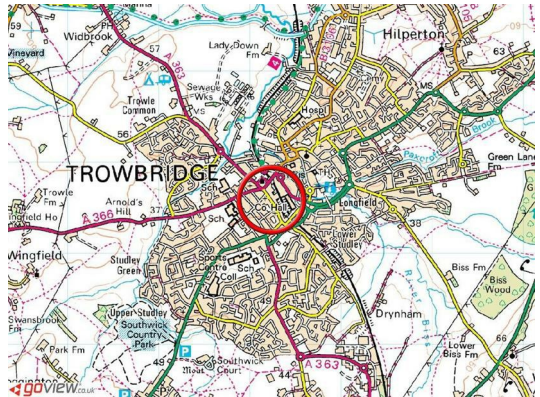
**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating **E**



Total area: approx. 70.0 sq. metres (753.9 sq. feet)



  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.