



116 Newtown Trowbridge BA14 0BB

**** For sale by online auction ** Pre-Auction offers considered ** A fantastic opportunity to purchase a ground floor garden flat within a Victorian conversion and situated within the popular area of Newtown close to town centre amenities, park & railway station. This ideal first time or buy to let property requires complete refurbishment and comprises entrance hall, double bedroom, kitchen and shower room. The property boasts a good sized garden and off road parking. Viewing is highly recommended - no onward chain. ** Buyers Fee Applies ** Auction Pack Available On Request ** Auction Date - Tuesday 26th August 2025 ****

Auction Guide £80,000





ACCOMMODATION

All measurements are approximate

Communal Entrance Hall

UPVC double glazed window to the front.
Radiator. Tiled flooring. Door to the:

Entrance Lobby

Doors to living room and bedroom.

Living Room

12'5" x 11'6" (3.78 x 3.50)

UPVC double glazed window to the rear.
Radiator. Feature fireplace. Door to under stairs
storage cupboard. Doorway to the:

Kitchen

10'2" x 8'2" (3.10 x 2.50)

UPVC double glazed window to the side.
Selection of wall, base and drawer units with
tiled splash-backs and rolled top work surfaces.
Stainless steel sink drainer unit with mixer tap.
Plumbing for washing machine and dishwasher.
Space for electric cooker. Space for under
counter fridge. Wall mounted Worcester combi
boiler. Feature fireplace. Doorway to the:

Rear Lobby

UPVC double glazed door to the side. Doorway
to the:

Shower Room

Obscured window to the rear. Radiator. Corner
shower cubicle, pedestal wash hand basin and
w/c. Storage recess.

EXTERNALLY

To The Front

Pedestrian right of access to the communal entrance hall.

To The Rear

Enclosed garden comprising paved and gravel areas, and a variety of plants, trees and shrubs. Garden shed. Enclosed by fencing. Rear pedestrian gate leading to gravel parking space - see map.

Terms & Conditions

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 **Leasehold - Share of Freehold**
Council Tax Band **A**
EPC Rating **D**



Total area: approx. 45.0 sq. metres (484.3 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.

