



📍 204 Wood Lane, Chippenham, Wiltshire, SN15 3EE

📄 Auction Guide £120,000

- For Sale by Online Auction
- Thursday 9th July 2026
- Lot 30
- Guide Price £120,000+

🏠 Freehold

📊 EPC Rating D



LOT 30  
FOR SALE BY ONLINE AUCTION  
THURSDAY 9th JULY 2026  
GUIDE PRICE £120,000+

3 Bedroom end-terrace house for modernisation situated in a mature residential area within easy reach of the town centre. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen, rear hall, WC and store room. On the first floor; landing, 3 bedrooms and a bathroom. The property has double glazing and gas central heating.

The front garden is laid to patio with potential to create off road parking (subject to consent) and pathway to front door. Gated side access leads to the large rear garden which is laid mainly to lawn. There is on street parking available on a 'first come first served' basis.

what3words//entertainer.lines.ropes

For further information please go to our auction site.

#### **Situation**

Chippenham is a large market town with a wide choice of schooling as well as varied shopping and leisure activities. There is a mainline railway station and access to J17 of the M4 motorway is only a short drive.

#### **Viewings**

To arrange a viewing, contact: Chippenham Office

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.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.

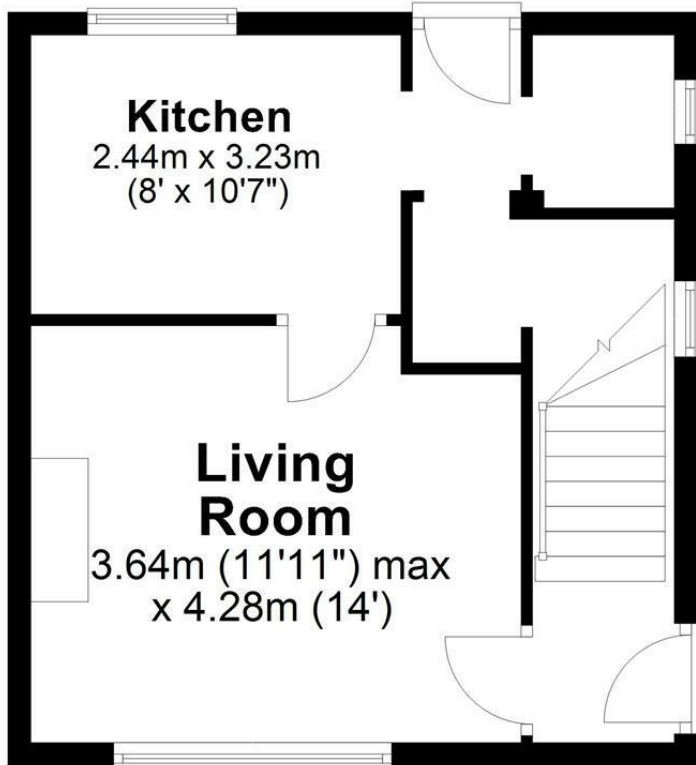
#### **Legal Pack**

You can download or pre-register for the legal packs via our website [www.strakers.co.uk](http://www.strakers.co.uk) by using the 'Menu' at the top of the page and selecting 'Auctions', then 'Current Auction'. This will produce a lot list. Find the lot of interest and click 'View Legal Documents'. You will need to sign-up by entering your email address and creating a password the first time you use this, your log-in will stay valid for all of our future auctions. The legal pack may not be available straight away, but as long as you have registered to receive it you will be notified as soon as it is available.



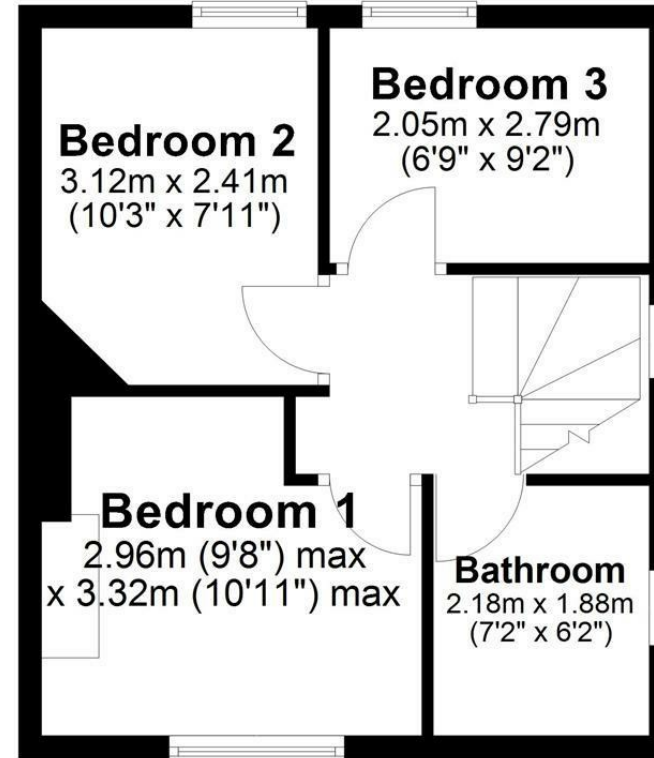
## Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.7 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 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.