



📍 374 Wellsway, Bath, BA2 5RN

🔗 Auction Guide £200,000

- For Sale by Online Auction
- Thursday 21st May 2026
- Lot 13
- Guide Price £200,000+

🏠 Freehold

📊 EPC Rating D



LOT 13  
FOR SALE BY ONLINE AUCTION  
THURSDAY 21st May 2026  
GUIDE PRICE £200,000+

Attractive 2 Bedroom semi-detached house for modernisation and within easy reach of Bath city centre with its numerous amenities. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and bathroom. On the first floor; landing and 2 bedrooms. The property has gas heating and timber windows.

To the front are steps and a pathway to the front door and gated side access. The rear garden is fully enclosed with pathway and mixture of bushes. On street parking is available nearby on a 'first come first served' basis.

what3words:///tribal.inches.admiral

For further information please go to our auction site.

#### **Situation**

Bath City centre is easily accessible as is the mainline railway station, providing excellent access to Bristol Temple Meads and London Paddington. Bath offers a wide variety of employment opportunities as well as a large selection of leisure, shopping and entertainment facilities.

#### **Viewings**

To arrange a viewing, contact: Corsham 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.

#### **Reserve & Guide Price**

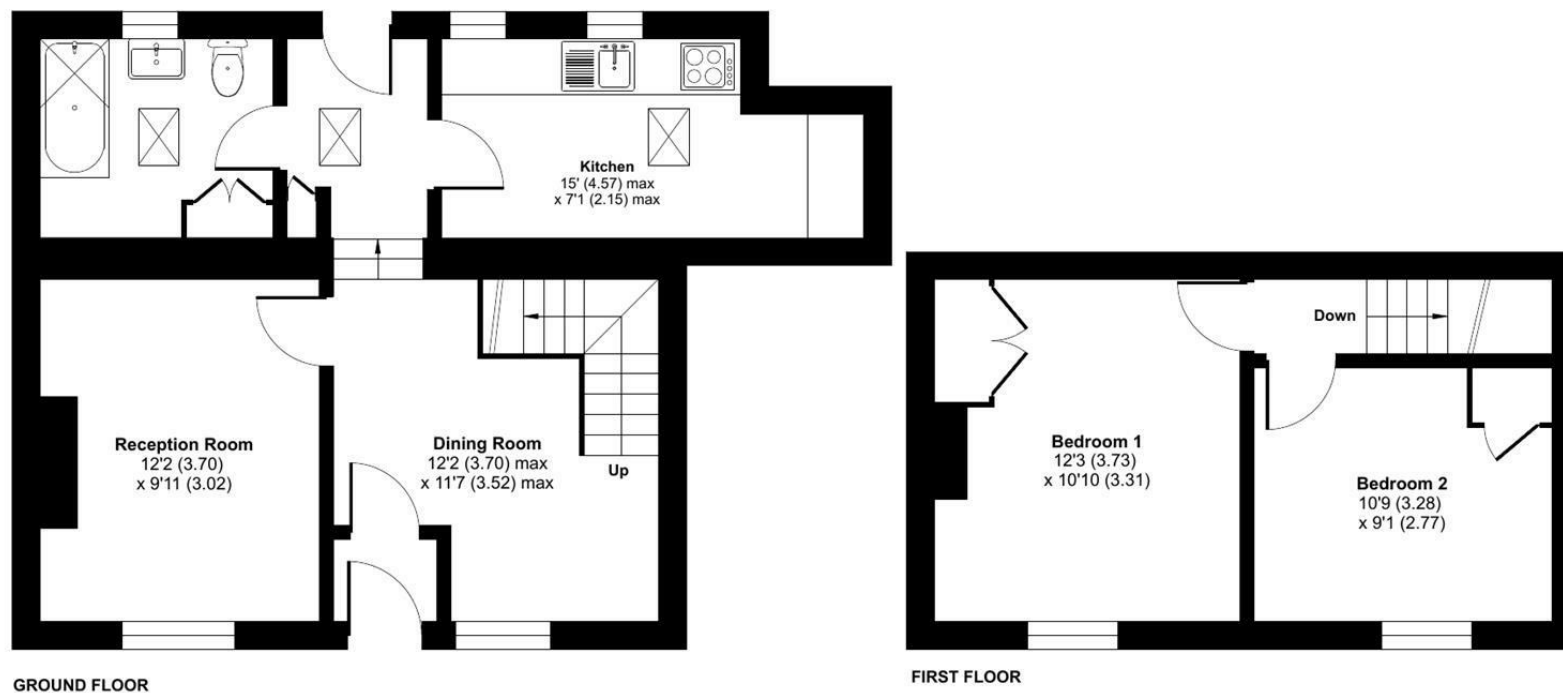
Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



## Wellsway, Bath, BA2

Approximate Area = 759 sq ft / 70.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchecom 2026. Produced for Strakers. REF: 1430574

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.