



📍 9 Hobbes Close, Malmesbury, Wiltshire, SN16 0DA

📄 Auction Guide £115,000

- For Sale by Online Auction
- Thursday 9th July 2026
- Lot 19
- Guide Price £115,000+

🏠 Freehold

📊 EPC Rating D



LOT 19
FOR SALE BY ONLINE AUCTION
THURSDAY 9th JULY 2026
GUIDE PRICE £115,000+

3 Bedroom semi-detached house of non-standard construction for modernisation. Situated in a mature residential area in the popular market town of Malmesbury. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room and kitchen/dining room. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

The front garden is laid to lawn with potential to create off road parking (subject to consents) and side access to the large rear garden which is laid to lawn and patio with an outside store.

In good order the property should achieve a rental income of about £14,400 per annum.

what3words ///majors.hobbies.dorms

For further information please go to our auction site.

Situation

The property is situated in a residential part of this historic town and is convenient for all local amenities. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. The old and new blend perfectly in Malmesbury, narrow medieval streets, ancient monuments and historic gems are complemented by modern shopping, including Waitrose and quaint boutiques. This thriving pretty market town offers a wealth of buildings of architectural interest including its ancient Abbey, whilst also having a wide range of shops, services, schools and leisure facilities available. Early tributaries of The River Avon pass around the town with pretty walks and the countryside close at hand.

Viewings

To arrange a viewing, contact: Malmesbury 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.

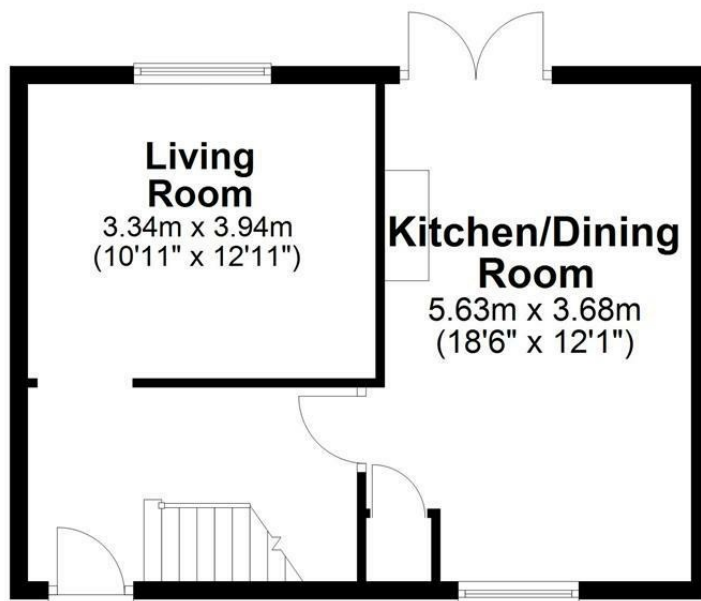
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security 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.



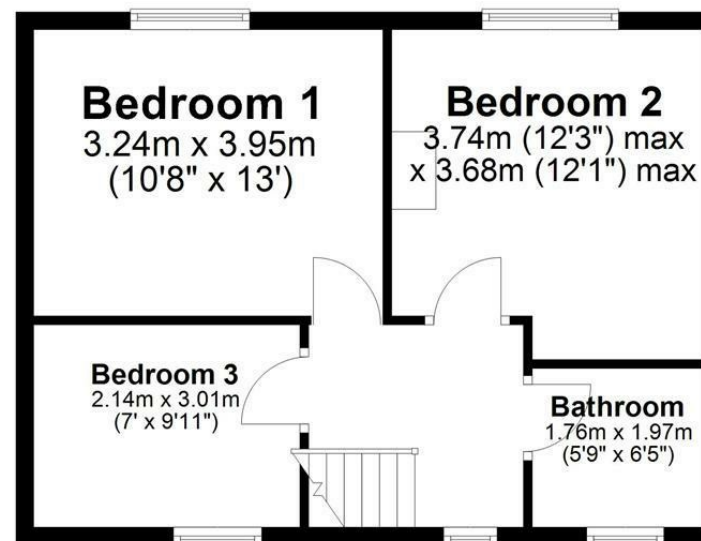
Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.2 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.