



📍 42 Churches, Bradford-On-Avon, Wiltshire, BA15 1RD

📄 Auction Guide £165,000

- For Sale by Online Auction
- Thursday 9th July 2026
- Lot 01
- Guide Price £165,000+

🏠 Freehold

🏠 EPC Rating C



LOT 01  
FOR SALE BY ONLINE AUCTION  
THURSDAY 9th JULY 2026  
GUIDE PRICE £165,000+

3 Bedroom semi-detached house for modernisation. Situated in a mature residential area of Bradford on Avon. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, kitchen/dining room, side passage, store/utility and WC. On the first floor; landing, 2 double bedrooms, 3rd bedroom and bathroom. The property has double glazing and gas heating.

The front garden is laid mainly to lawn with pathway to front door and driveway providing off road parking. The large rear garden is laid mainly to lawn providing potential to extend (subject to consents).

What3words///rested.remotest.mush

For further information please go to our auction site.

#### **Situation**

Bradford on Avon is a historic, pretty market town which caters for most day-to-day requirements including schooling for all ages as well as numerous amenities including Sainsbury's supermarket. More comprehensive facilities are available in the neighbouring larger town of Trowbridge (about 3 miles) and the city of Bath (about 8 miles).

#### **Viewings**

To arrange a viewing, contact: Trowbridge 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.

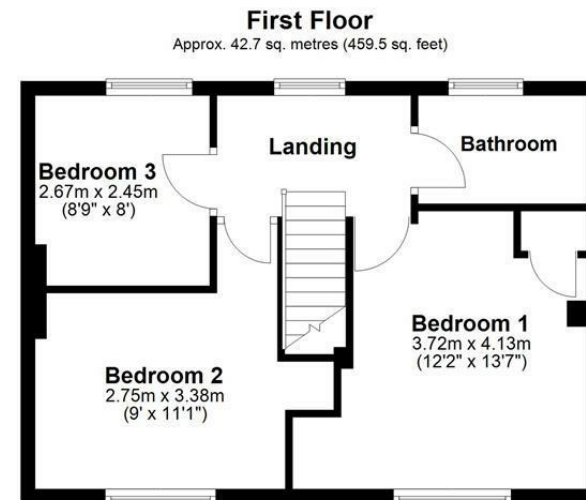
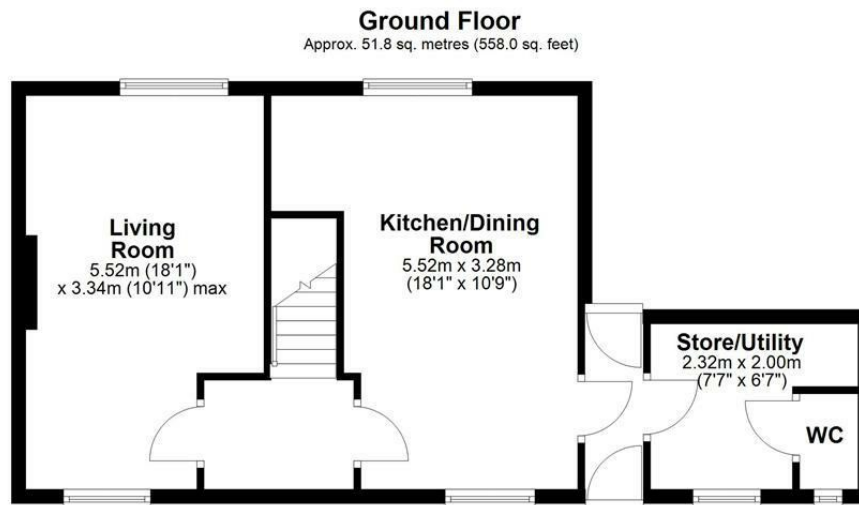
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security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





Total area: approx. 94.5 sq. metres (1017.5 sq. feet)

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