



Sambourne Chase, Warminster

£120,000



## Key Features

- Garage
- Quiet Location
- End of chain
- Being Sold by GOTO Online Auctions
- Buyers Fees Apply
- Buy-it-Now option available
- EPC rating F





The property is in need of some renovation, presenting an excellent opportunity for purchasers to modernize and adapt the accommodation to suit their own tastes and requirements.

The current layout comprises a separate reception room with a feature fireplace, enjoying views over and direct access to the garden.

The kitchen is well lit with natural light, while the bathroom is fitted with a shower and heated towel rail. There are two generously sized double bedrooms.

Externally, the bungalow benefits from a garden and off-road parking. The property falls within Council Tax Band B and may be particularly appealing to first-time buyers, downsizers, or investors looking for a project.

Warminster town centre is approximately a five-minute walk away and offers a range of amenities including supermarkets, independent shops, cafes, and everyday services.

The surrounding area provides access to local parks, walking routes, and nearby countryside paths.

Warminster railway station offers regular services to Bath, Bristol, Salisbury, and beyond, with journey times of

approximately 35-40 minutes to Bath and 25-30 minutes to Salisbury. Local bus routes further connect the town to neighbouring villages and towns.

With nearby schools and excellent transport links, this two-bedroom terraced bungalow represents a renovation opportunity in a peaceful yet convenient location close to all that Warminster has to offer.

Starting Bids from: £120,000

Buy it now option available

Please call or visit GOTO Online Auctions for more information.

This property is for sale by Online Auction. The Online Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract is received by the buyer's solicitor (or 10 working days after receipt of the buyer's premium, whichever is earlier). Allowing the additional time to exchange and complete the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the



buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.



To book a viewing visit Northwood Warminster

General Information: Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will

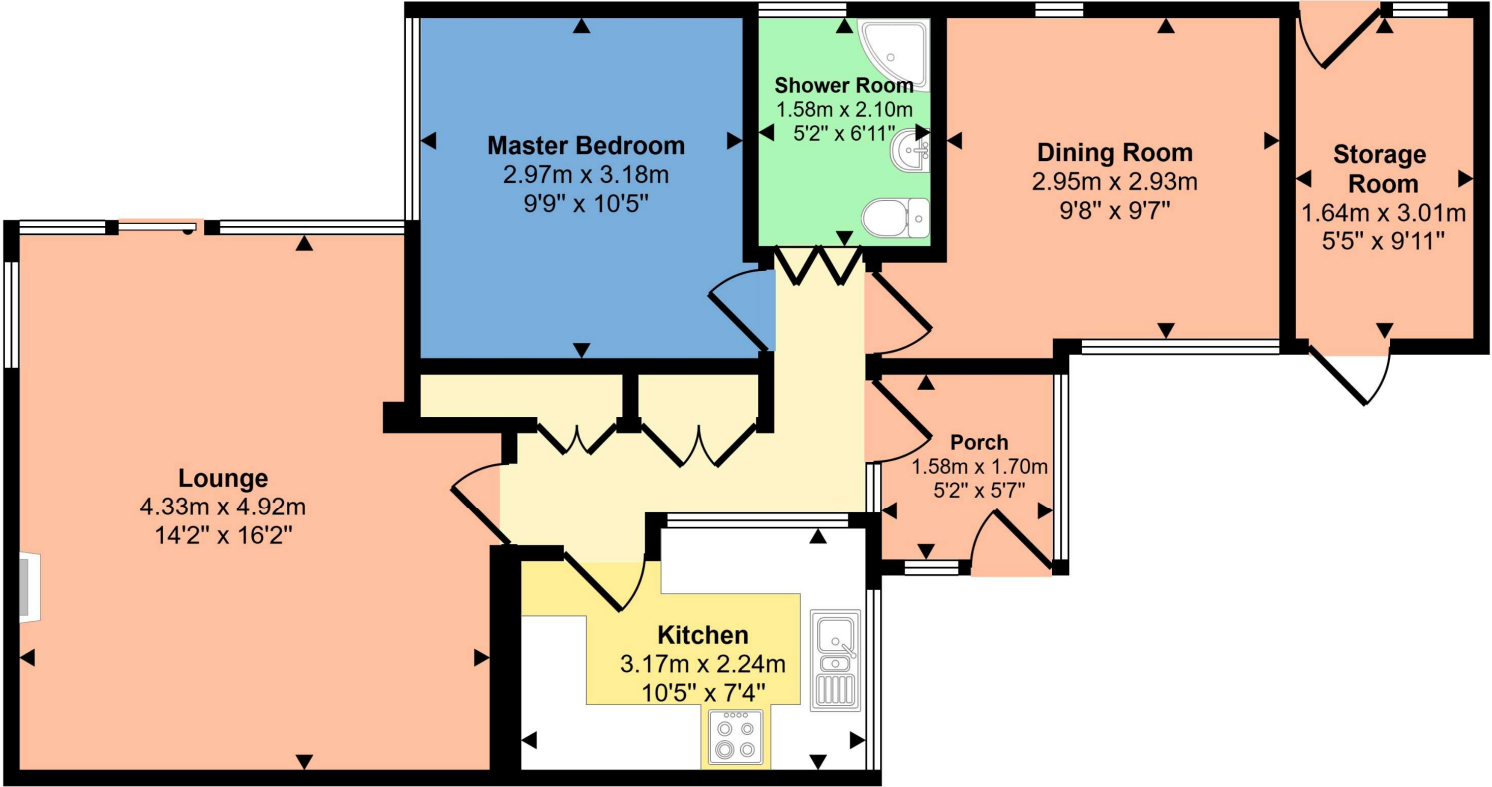
not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of minimum £6996 inclusive of

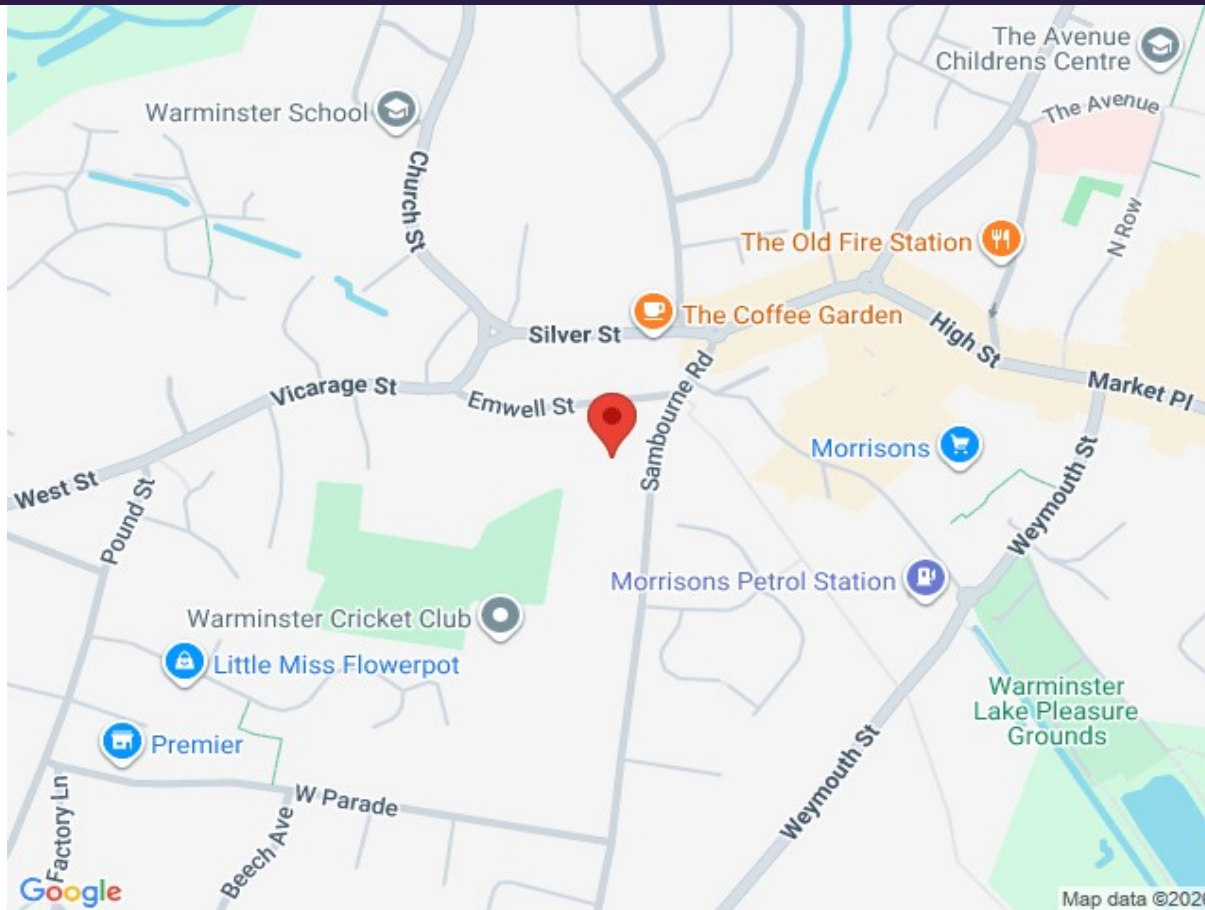


Approx Gross Internal Area  
67 sq m / 720 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy rating and score

This property's energy rating is F. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating



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