





📍 6 Sanders Road, Trowbridge, Wiltshire, BA14 8NN

📄 Auction Guide £115,000

- For Sale by Online Auction
- Thursday 27th August 2026
- Lot 03
- Guide Price £115,000+

🏠 Freehold

🏠 EPC Rating D





LOT 03  
FOR SALE BY ONLINE AUCTION  
THURSDAY 27th AUGUST 2026  
GUIDE PRICE £115,000+

3 Bedroom semi-detached house in a mature residential area within easy reach of Trowbridge town centre and railway station. The property is in need of modernisation.

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

The front garden is laid mainly to lawn and shrubs with pathway to front door. There is a side passageway leading to the large rear garden which is laid to lawn with a range of mature trees and shrubs. On street parking available on a 'first come first served' basis with potential to create off road parking (subject to consents).

what3words:///object.badly.method

For further information please go to our auction site.

#### **Situation**

Trowbridge is the county town of Wiltshire and a thriving commercial and administrative centre offering an excellent range of amenities and services. The town provides a comprehensive selection of shopping facilities, supermarkets, cafés, restaurants, leisure facilities, schools and healthcare services, making it an attractive location for families, professionals and investors alike.

The town enjoys excellent transport links, with a mainline railway station providing regular services to Bath, Bristol, Salisbury, Southampton and beyond. Road connections are equally convenient via the A361, A350 and nearby A36, offering easy access to the M4 motorway and the wider South West.

Trowbridge has undergone significant regeneration in recent years, enhancing its retail, leisure and residential offering while retaining its historic character. The town is well positioned for access to the Georgian city of Bath, the market towns of Bradford on Avon and Devizes, and the picturesque Wiltshire countryside.

With its strong employment base, excellent connectivity and comprehensive local amenities, Trowbridge remains a popular location for owner-occupiers, landlords and developers, offering a diverse property market and continued investment potential.

#### **Viewings**

To arrange a viewing, contact: Trowbridge Office

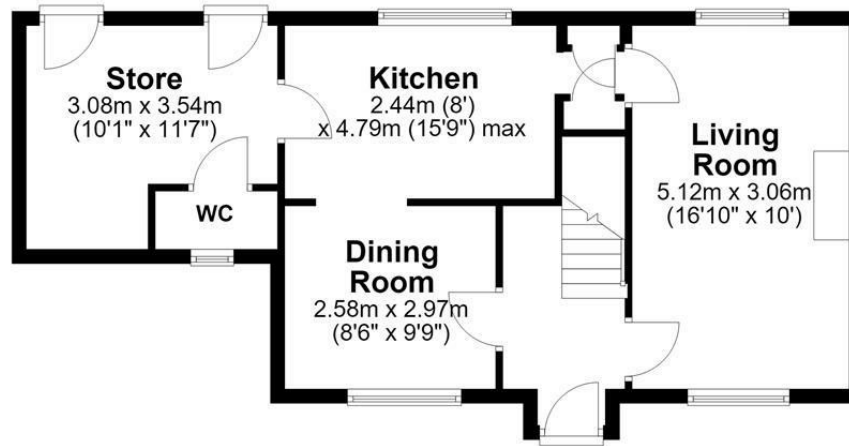
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



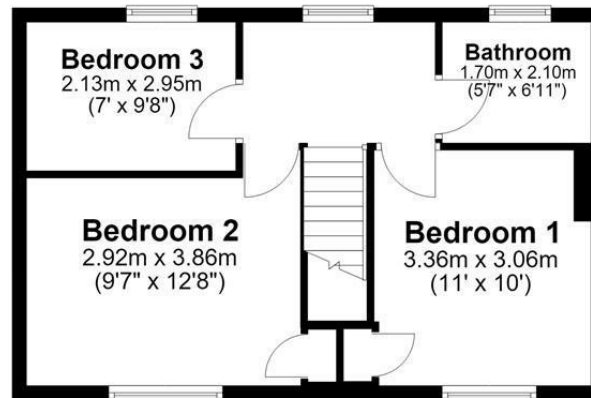
### Ground Floor

Approx. 50.4 sq. metres (542.1 sq. feet)



### First Floor

Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 99.5 sq. metres (1071.5 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.