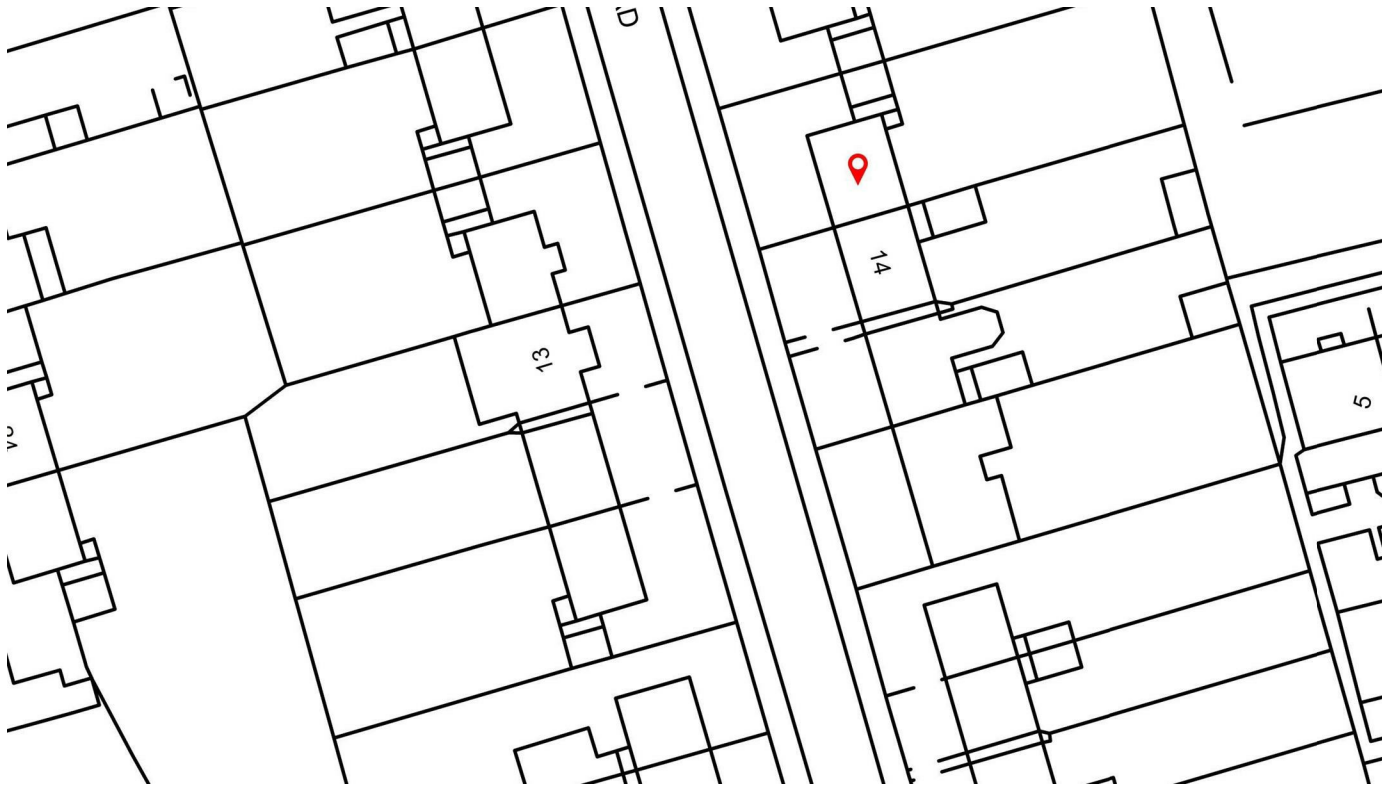




## 16 Westfield Road Trowbridge BA14 9JG

**\*\*For Sale By Online Auction\*\*Pre-Auction Offers Considered\*\*** A fantastic opportunity to purchase spacious semi-detached family home situated on a large plot, within an established residential area on the Wingfield side of town close to schools, town centre & railway station. The property requires a complete programme of updating and is offered for sale with no onward chain. Accommodation comprises entrance hall, dual aspect living room, dining room, kitchen, utility, cloakroom, three bedrooms and family bathroom. Features include large private garden, store room and driveway providing off road parking. Viewing is highly recommended. **\*\*Guide Price £150,000 - £170,000\*\*Buyers Fee Applies\*\*Auction Pack Available On Request\*\*Auction Date - Wednesday 27th May 2026\*\***

**Auction Guide £150,000**



## ACCOMMODATION

All measurements are approximate

### Entrance Hall

Window and door to the front. Stairs to the first floor. Doors off.

### Living Room

18'1 x 10'6 (5.51m x 3.2m)  
Windows to the front and rear. Gas fire. Serving hatch to kitchen.

### Dining Room

11'9 x 8'7 (3.58m x 2.62m)  
Window to the front. Gas fire. Doorway to the:

### Kitchen

15'0 x 5'8 (4.57m x 1.73m)  
Window to the rear. Wall and base mounted units. Sink drainer unit. Gas cooker point. Door to large understairs storage cupboard. Door to larder cupboard. UPVC double glazed door to the:

### Side Hallway

Doors to the front and rear. Storage cupboard. Doors off.

### Store Room

9'5 x 5'5 (2.87m x 1.65m)  
Window to the front.

### Utility

6'8 x 5'7 (2.03m x 1.7m)  
Window to the rear. Plumbing for washing machine. Door to the:

### Cloakroom

Window to the rear. W/C.

## FIRST FLOOR

### Landing

Window to the rear. Gas heater. Doors off.



### Bedroom One

13'9 max x 8'5 (4.19m max x 2.57m)  
Window to the front. Over stairs cupboard.

### Bedroom Two

11'11 x 11'10 max (3.63m x 3.61m max)  
Window to the front. Door to airing cupboard.

### Bedroom Three

9'2 x 7'3 (2.79m x 2.21m)  
Window to the rear.

### Bathroom

Window to the rear. Bath, wash hand basin and w/c.

### EXTERNALLY

#### To The Front

Storm porch over front door. Area laid to lawn. Driveway providing off road parking.

Large rear garden with private aspect.

### Modern T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the

auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

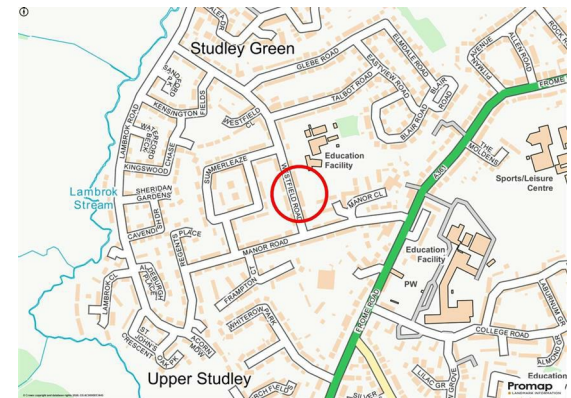
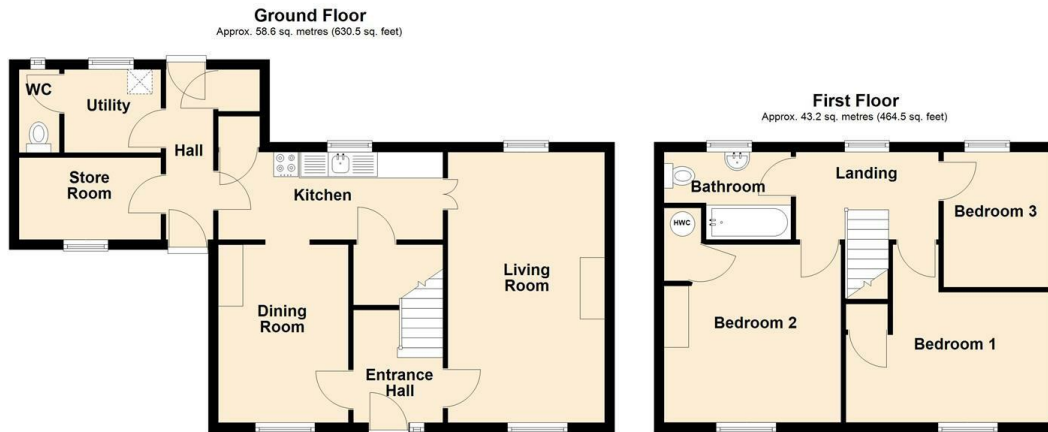
Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Tenure **Freehold**  
Council Tax Band **B**  
EPC Rating



Total area: approx. 101.7 sq. metres (1095.0 sq. feet)

  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

