



📍 3 The Grove, Codford, Warminster, BA12 0NT

📄 Auction Guide £125,000

- For Sale by Online Auction
- Thursday 21st May 2026
- Lot 21
- Guide Price £125,000+

🏠 Freehold

📊 EPC Rating D



LOT 21
FOR SALE BY ONLINE AUCTION
THURSDAY 21st May 2026
GUIDE PRICE £125,000+

3 Bedroom mid-terrace house situated in a quiet residential area in the popular village of Codford. The property is in need of modernisation. Ideal investment.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen, utility room and WC. On the first floor; landing, 2 double bedrooms, 3rd bedroom and bathroom. The property has double glazing and central heating via an air source heat pump.

To the front is a small area of lawn with path to front door and gated side access via a shared passageway. To the rear is a good size fully enclosed garden laid mainly to lawn and an outside store. On street parking is available on a 'first come first served' basis.

what3words.com/clinked.passes.originate

For further information please go to our auction site.

Situation

Codford is a sought-after village with a strong community spirit. It boasts an active village hall and a large range of amenities, including a shop, primary school, petrol station, cafe, 2 churches, doctors surgery, Woolstore Theatre and a social club.

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.

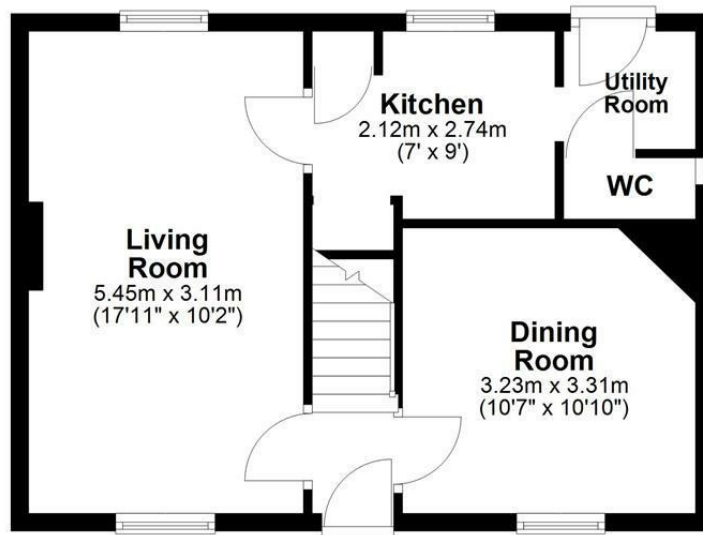
Legal Pack

You can download or pre-register for the legal packs via our website www.strakers.co.uk 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.



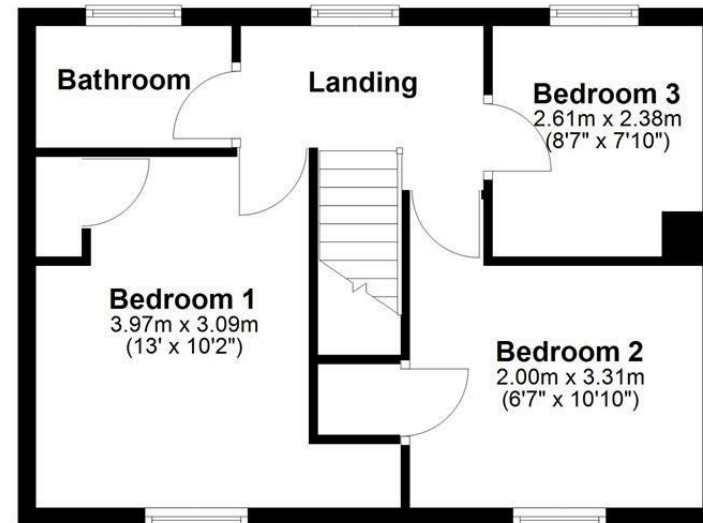
Ground Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 82.2 sq. metres (885.2 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.