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61 The Lawns, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7AJ

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Auction Guide £85,000

- For Sale by Online Auction
- Thursday 3rd December 2026
- Lot 18
- Guide Price £85,000+

Leasehold

EPC Rating C









LOT 18
FOR SALE BY ONLINE AUCTION
THURSDAY 3RD DECEMBER 2026
GUIDE PRICE £85,000+

Spacious 2 bedroom ground floor flat in need of some modernisation situated centrally in the popular town of Royal Wootton Bassett. Ideal investment or first time buy.

The accommodation comprises; entrance hall, living room with door to the front, kitchen/dining room, two good size bedrooms, bathroom and WC. The property has gas heating and double glazing.

There is a communal garden to the front with on street parking available nearby on a 'first come first served basis. In good order the property should achieve a rental income of about £10,800 per annum.

Leasehold - a new 999 lease will be created and further details will be available prior to the auction in the legal pack.

what3words///debater.slightly.nosedive

For further information please go to our auction site.

Situation
Royal Wootton Bassett is a thriving market town in north Wiltshire, renowned for its historic character, strong community spirit and excellent transport links. The town offers a comprehensive range of amenities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare facilities and leisure amenities, making it a popular location for families, professionals and investors alike.

The town enjoys an excellent strategic location, with Junction 16 of the M4 motorway approximately three miles away, providing convenient road access to Swindon, Bristol, Reading and London. Swindon railway station, just a short drive away, offers regular high-speed services to London Paddington, Bristol, Cardiff and South Wales, making the town particularly attractive to commuters.

At the heart of Royal Wootton Bassett is its historic High Street, lined with a variety of independent businesses and traditional buildings, reflecting the town's long-established market heritage. The town is also well placed for access to the beautiful Wiltshire countryside, with the nearby North Wessex Downs National Landscape, Cotswold Water Park and numerous walking and cycling routes offering excellent opportunities for outdoor recreation.

Combining a rich history, excellent local amenities, superb transport connections and a welcoming community, Royal Wootton Bassett continues to be one of north Wiltshire's most desirable locations, appealing to owner-occupiers, landlords, developers and investors alike.

Viewings
To arrange a viewing, contact: Auction 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.

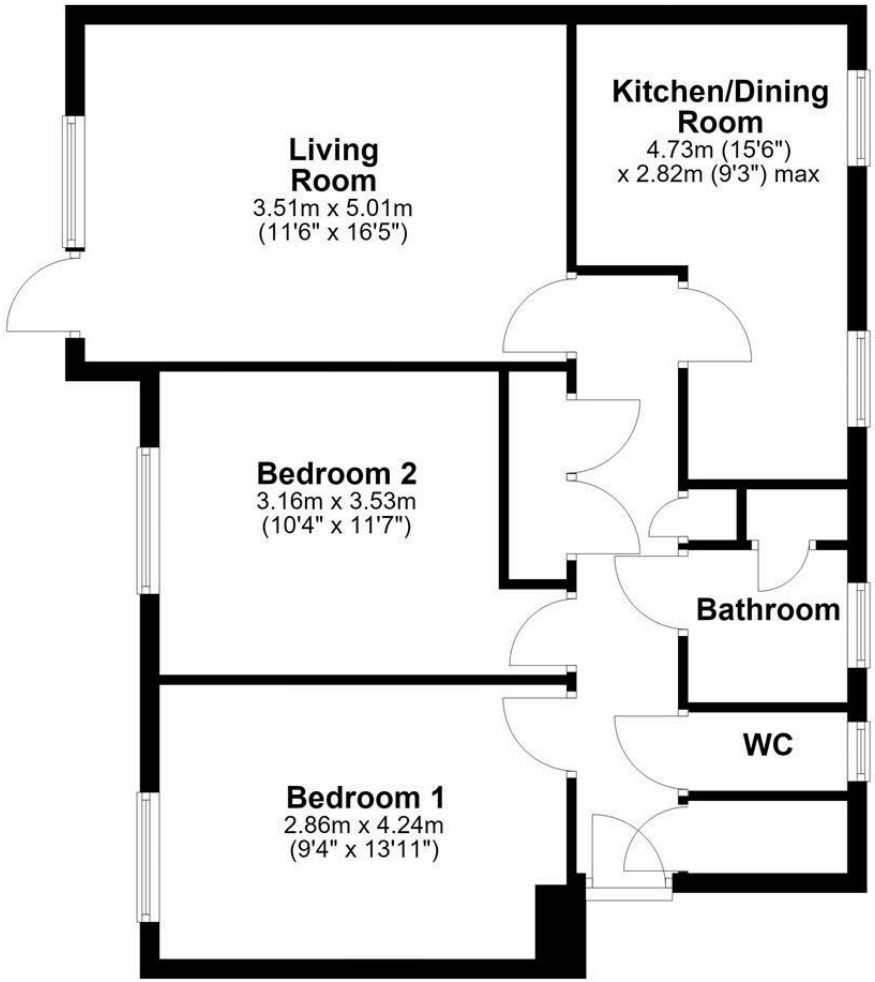






Ground Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



Total area: approx. 69.7 sq. metres (750.1 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 firms 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.

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