



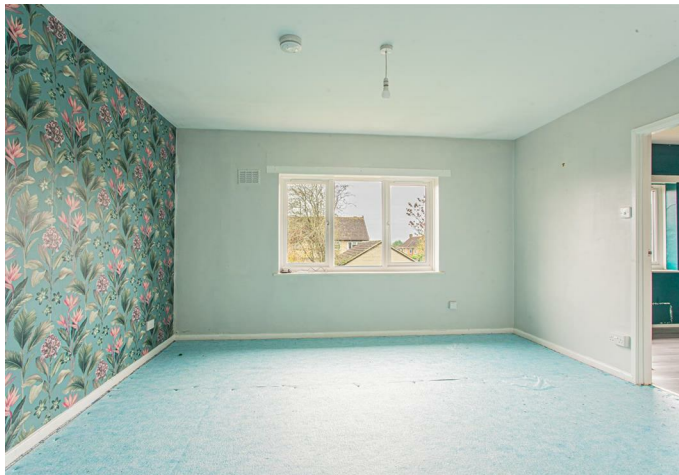
📍 13 Blenheim Park, Bowerhill, Melksham, Wiltshire, SN12 6TA

📄 Auction Guide £100,000

- For Sale by Online Auction
- Thursday 5th December 2024
- Lot 14
- Guide Price £100,000+

🏠 Freehold

📊 EPC Rating D



LOT 14
FOR SALE BY ONLINE AUCTION
THURSDAY 5th DECEMBER 2024
GUIDE PRICE £100,000+

Spacious 2 bedroom first floor flat in need of some minor improvement. Ideal first time buy or investment purchase.

The accommodation comprises personal entrance hall with staircase leading to the first floor; hallway, lounge, dining room, kitchen, 2 bedrooms and a bathroom. There is double glazing and electric heating.

Outside there is garden to the front and a good-sized rear garden. Currently on-street parking with potential to create off-road.

Being sold freehold with the ground floor flat having been sold off on a long lease.

A potential income in good order of about £950pcm.

Situation & Description

Spacious 2 bedroom first floor flat in need of some minor improvement. Ideal first time buy or investment purchase.

A bustling market town, Melksham has a number of supermarkets including Waitrose, Sainsbury's and Asda as well as a variety of shopping, leisure facilities and schools.

Situated only 12 miles south of the M4 motorway, Melksham has good bus, road and rail links. The Georgian city of Bath (c.14 miles) and the ever-expanding town of Chippenham (c. 6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively and mainline rail links to Bristol, Swindon and London Paddington.

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The flat is being sold with the freehold with the ground floor flat (no12) having been sold off on a 125 year lease commencing 1994.

What3Words///standard.importers.organ

Viewings

To arrange a viewing, contact: Devizes office on 01380 723451

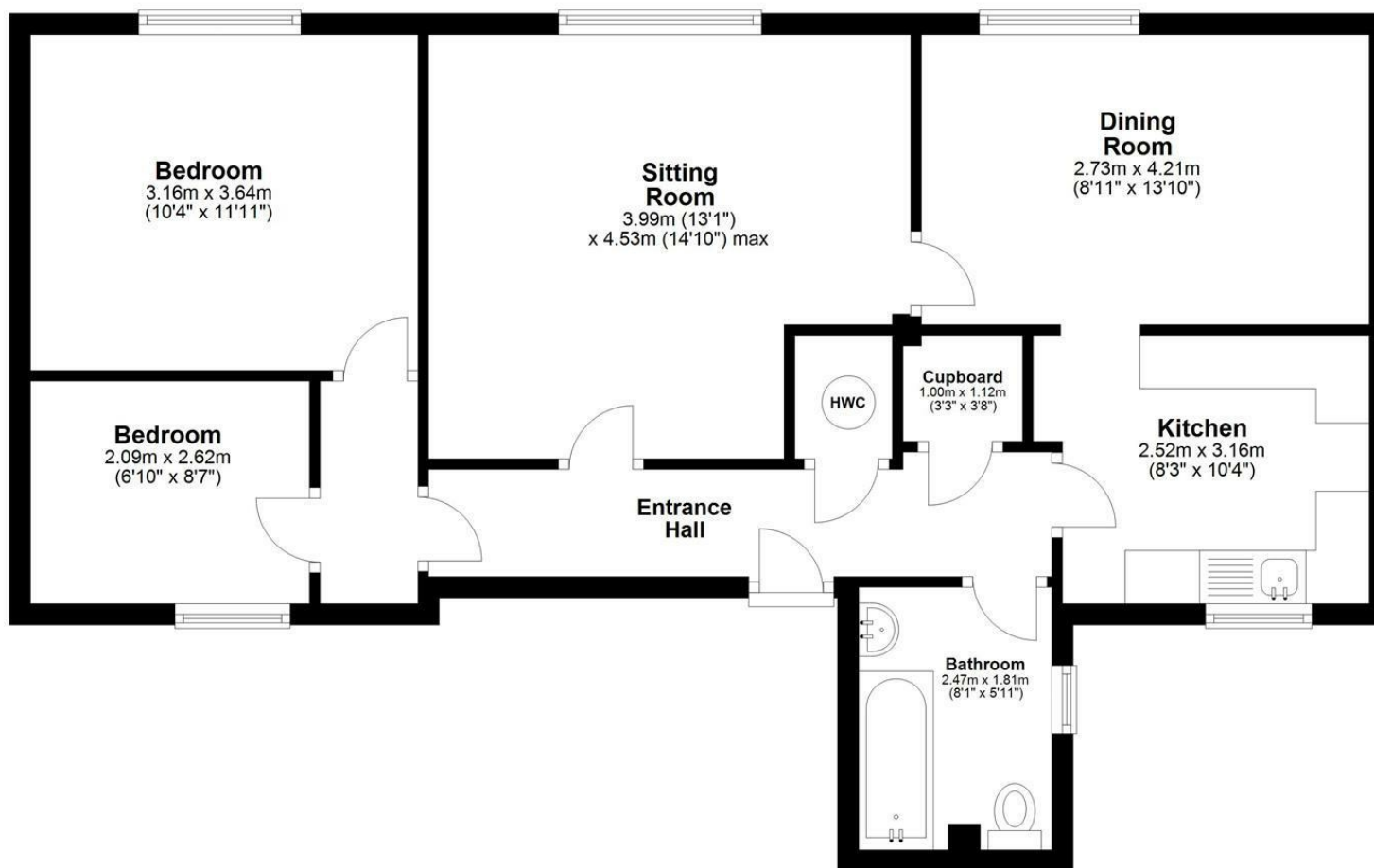
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



First Floor

Approx. 70.0 sq. metres (753.2 sq. feet)



Total area: approx. 70.0 sq. metres (753.2 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.