



📍 41 The Spring, Market Lavington, Devizes, Wiltshire, SN10 4EB

🏠 Auction Guide £350,000

- For Sale by Online Auction
- Thursday 3rd April 2025
- Lot 20
- Guide Price £350,000+

🏠 Freehold

🏠 EPC Rating F



LOT 20
FOR SALE BY ONLINE AUCTION
THURSDAY 3rd APRIL 2025
GUIDE PRICE £350,000+

Attractive 3 bedroom detached house in need of modernisation with the scope for extension to the rear (subject to consent). Situated towards the outskirts of the village.

The property is situated towards the outskirts of this popular village opposite Lavington School. Market Lavington is a large village on the edge of Salisbury Plain about 6 miles south of Devizes. There is a wide range of local amenities including a hairdressers, butchers, chemists, doctors surgery, junior and senior schools and public houses.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen/breakfast room and utility room. On the first floor; landing, 3 bedrooms and bathroom. There are many period features, a cellar and oil fired heating.

There are enclosed lawned gardens to the front and rear with potential to extend the house at the rear. Ample space to park a couple of vehicles with access over the adjoining driveway.

what3words:///authr.juggles.return

From West Lavington, proceed into Market Lavington and the house is on the right opposite the entrance to the school.

Situation & Description

Attractive 3 bedroom detached house in need of modernisation with the scope for extension to the rear (subject to consent). Situated towards the outskirts of the village.

The property is situated towards the outskirts of this popular village opposite Lavington School. Market Lavington is a large village on the edge of Salisbury Plain about 6 miles south of Devizes. There is a wide range of local amenities including a hairdressers, butchers, chemists, doctors surgery, junior and senior schools and public houses.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen/breakfast room and utility room. On the first floor; landing, 3 bedrooms and bathroom. There are many period features, a cellar and oil fired heating.

There are enclosed lawned gardens to the front and rear with potential to extend the house at the rear. Ample space to park a couple of vehicles with access over the adjoining driveway.

what3words:///authr.juggles.return

From West Lavington, proceed into Market Lavington and the house is on the right opposite the entrance to the school.

Viewings

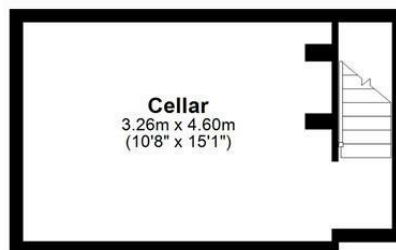
To arrange a viewing, contact: Devizes Office on 01380 723451

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

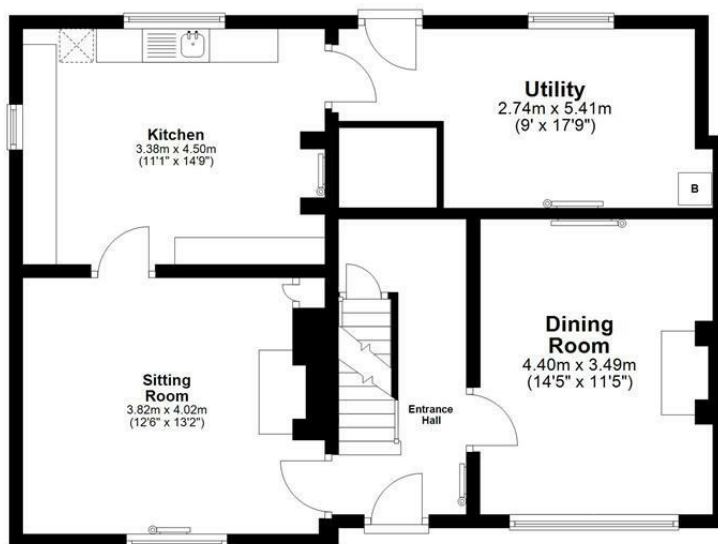
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



Cellar
Approx. 17.7 sq. metres (191.0 sq. feet)



Ground Floor
Approx. 74.2 sq. metres (798.7 sq. feet)



First Floor
Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 151.3 sq. metres (1628.5 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.