





📍 32 Phelps Parade, Calne, SN11 0HA

🔗 Auction Guide £85,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 15
- Guide Price £85,000+

🏠 Leasehold

📊 EPC Rating D





LOT 15  
FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £85,000+

1 Bedroom maisonette in need of minor modernisation situated in Calne town centre. Ideal investment or first time buy.

The accommodation comprises on the first floor; entrance hall, bedroom and bathroom. On the second floor; living/dining room and kitchen. The property has double glazing and electric heating. There is no allocated parking with the property but ample on-street parking in the area.

The property should achieve a rental income in the region of £9000 per annum.

what3words:///pleaser.lamp.able

For further information please go to our auction site.

#### **Situation**

Calne provides a good range of shopping, schooling and leisure amenities. The nearby town of Chippenham has a mainline railway station and access to the M4 motorway.

#### **Viewings**

To arrange a viewing, contact: Chippenham 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.

#### **Legal Pack**

You can download or pre-register for the legal packs via our website [www.strakers.co.uk](http://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.

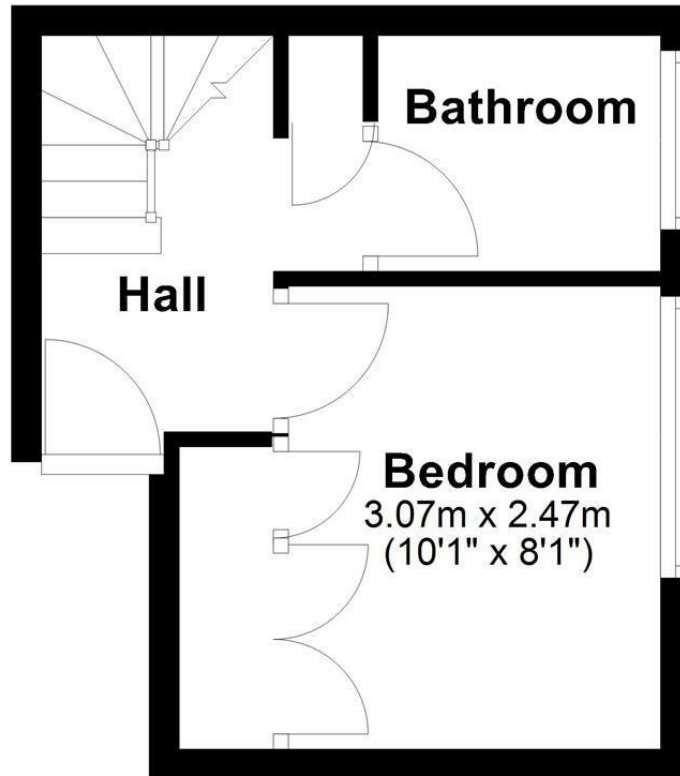
#### **Reserve & Guide Price**

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



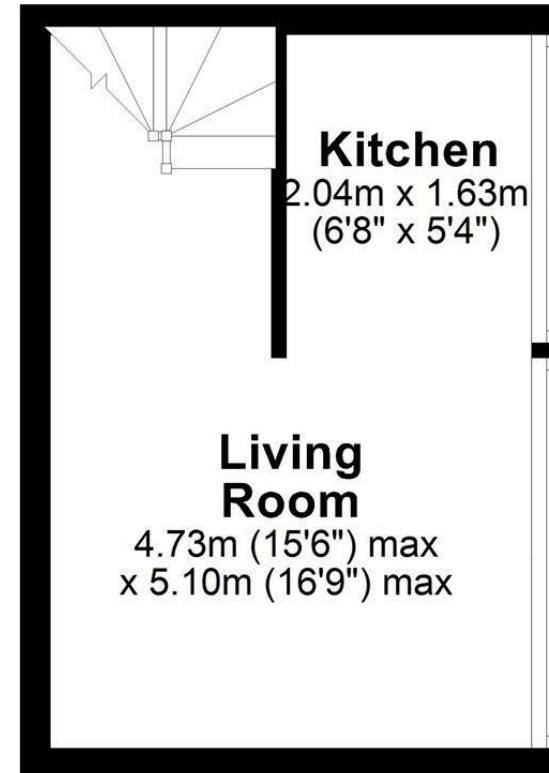
## Ground Floor

Approx. 17.5 sq. metres (188.5 sq. feet)



## First Floor

Approx. 15.1 sq. metres (162.6 sq. feet)



Total area: approx. 32.6 sq. metres (351.1 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 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.