



⑨ 4 Tile Court, Derry Hill, Calne, Wiltshire, SN11 9NW

⌚ Auction Guide £95,000

- For Sale by Online Auction
- Thursday 13th February 2025
- Lot 15
- Guide Price £95,000+

❖ Freehold

⑩ EPC Rating D



LOT 15  
FOR SALE BY ONLINE AUCTION  
THURSDAY 13th FEBRUARY 2025  
GUIDE PRICE £95,000+

1 Bedroom mid-terrace bungalow situated in a popular village in an area of similar properties and in need of modernisation.

Accommodation comprises entrance hall, living room, inner hall, kitchen, bedroom and bathroom. There is double glazing and gas heating.

There is pedestrian access to the front with communal gardens and seating areas to the front and rear. On street parking is available nearby.

Ideal first time or investment buy.

#### Situation & Description

1 Bedroom mid-terrace bungalow situated in a popular village in an area of similar properties and in need of modernisation.

Derry Hill is a large village with good amenities to include village store, primary school, Church and public house. There is also Bowood House with its landscaped parkland as well as adventure playground and renowned golf course. The nearby towns of Calne and Chippenham provide a wide range of shopping, leisure and entertainment facilities as well as schooling. The latter has a mainline railway station and access to the M4 motorway.

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What3Words://figure.detect.rebel

Turning right into Lansdowne Crescent the property is immediately on your right.

#### Viewings

To arrange a viewing, contact: Chippenham Office on 01249 652717

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.

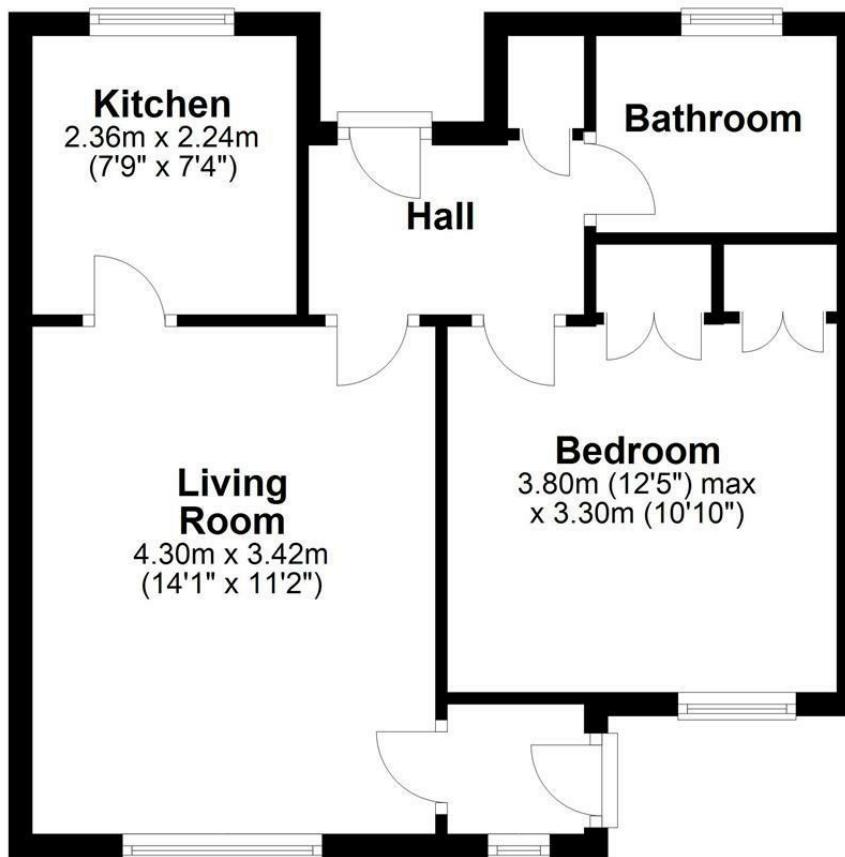
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security 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.



## Floor Plan

Approx. 41.9 sq. metres (450.7 sq. feet)



**Total area: approx. 41.9 sq. metres (450.7 sq. feet)**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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.