



📍 5 Haden Road, Trowbridge, Wiltshire, BA14 7AX

🔗 Auction Guide £140,000

- For Sale by Online Auction
- Thursday 17th October 2024
- Lot 01
- Guide Price £140,000+

🏠 Freehold

📊 EPC Rating D



LOT 01  
FOR SALE BY ONLINE AUCTION  
THURSDAY 17th October 2024  
GUIDE PRICE £140,000+

3 Bedroom semi-detached house in need of modernisation with scope for extension at the rear (subject to consents).

Accommodation comprises on the ground floor; entrance hall, living room and kitchen. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas heating.

At the front there is garden with lawn and shrubs. To the rear is a good sized garden with gravel and patio areas along with lawn. Potential to create off-road parking at the far end.

#### **Situation & Description**

3 Bedroom semi-detached house in need of modernisation with scope for extension at the rear (subject to consents).

Trowbridge is the County town of Wiltshire and thus provides a wide range of amenities including various supermarkets and retail outlets, swimming pool and sports centres, library, doctors and dental surgeries, cinema complex with various bars and restaurants and a mainline railway station providing direct access to the cities of Bath, Bristol and London Waterloo. There are also numerous primary schools and three secondary schools.

The World Heritage City of Bath is about 12 miles away and provides an extensive range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath Spa, a cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

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#### **Viewings**

To arrange a viewing, contact: Auction office on 01249 765200

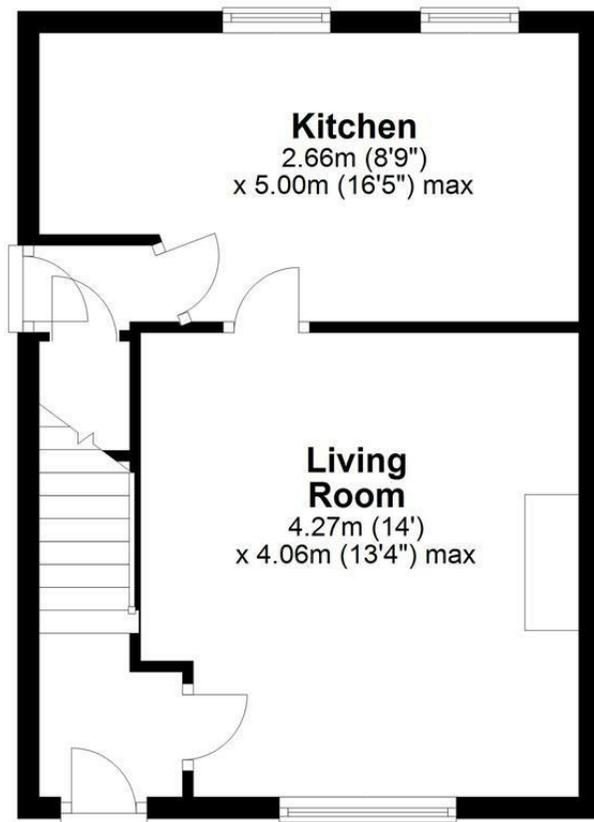
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



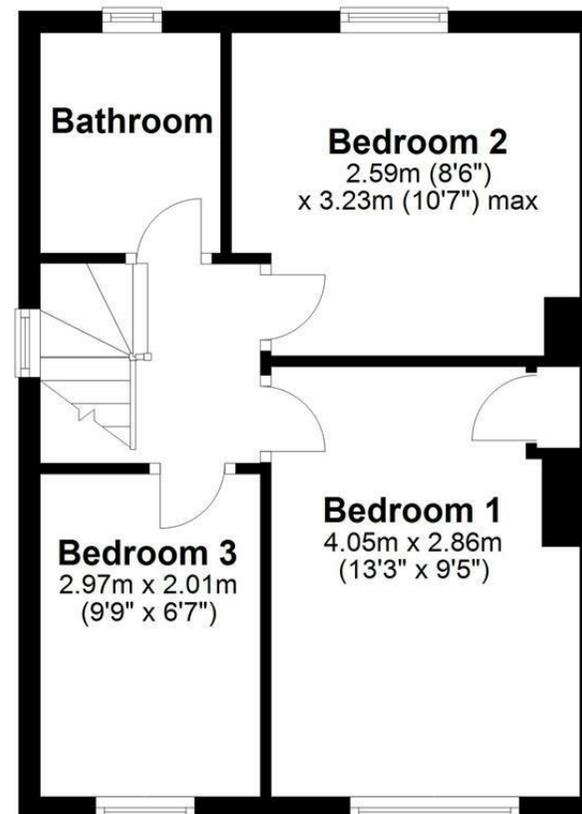
## Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



## First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 69.5 sq. metres (747.8 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.