



📍 53 West Parade, Warminster, Wiltshire, BA12 8LY

📄 Auction Guide £115,000

- For Sale by Online Auction
- Thursday 27th August 2026
- Lot 25
- Guide Price £115,000+

🏠 Freehold

📊 EPC Rating C



LOT 25
FOR SALE BY ONLINE AUCTION
THURSDAY 27th AUGUST 2026
GUIDE PRICE £115,000+

3 Bedroom semi-detached house in a mature residential area in need of modernisation and situated on a large plot. Ideal investment or first time buy.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen, rear hall and utility/WC. On the first floor; landing, 3 good size bedrooms and a bathroom. The property has gas heating and double glazing.

Gated side access lead to the large rear garden which is laid to a mixture of lawn and patio with a range of shrubs and trees. Potential to extend to the rear (subject to consents). Driveway parking to the front for 1 car with hardstanding area adjacent.

what3words///hiked.probably.stoppage

For further information please go to our auction site.

Situation

Warminster is a thriving market town situated on the western edge of Salisbury Plain, surrounded by the rolling countryside of Wiltshire and on the doorstep of the renowned Cranborne Chase National Landscape. The town offers an excellent range of everyday amenities, including supermarkets, independent retailers, cafés, restaurants, schools, healthcare facilities and leisure amenities, making it a popular location for families, professionals and retirees alike.

The town benefits from excellent transport connections, with a mainline railway station providing direct services to Bath, Bristol, Salisbury, Southampton and London Waterloo. The nearby A36 and A350 offer convenient road links to Bath, Salisbury, Frome and the M4 motorway.

Warminster is perhaps best known as the gateway to the Longleat Estate, home to the famous Longleat House and Safari Park, while nearby attractions include Shearwater Lake, Cley Hill, Stourhead House and Gardens and numerous walking and cycling routes across the surrounding countryside.

Combining a strong sense of community with excellent amenities, beautiful surroundings and convenient transport links, Warminster continues to be one of Wiltshire's most desirable market towns, appealing to owner-occupiers, investors and those seeking a balance between town and country living.

Viewings

To arrange a viewing, contact: Trowbridge Office

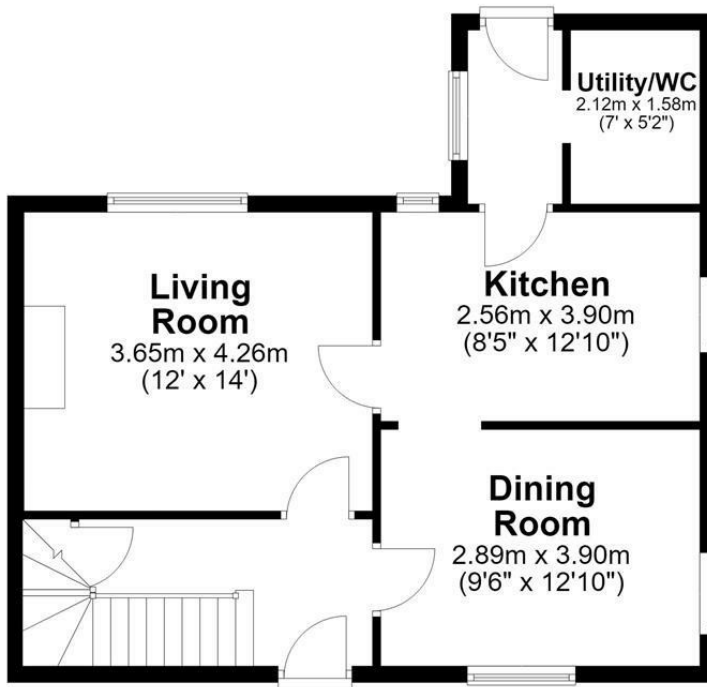
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



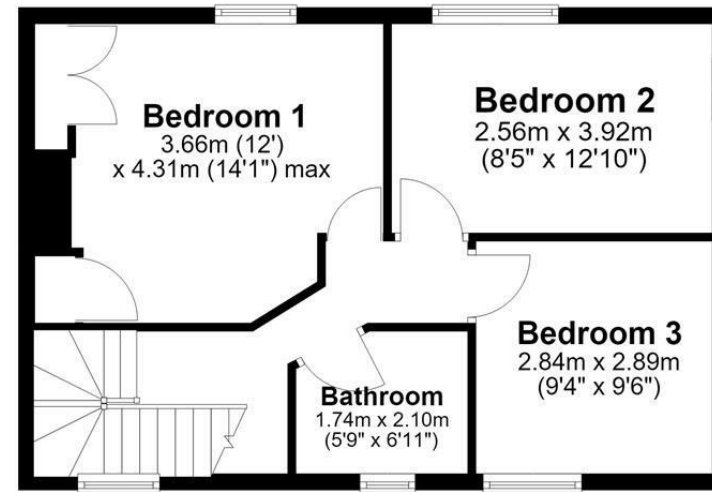
Ground Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



First Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



Total area: approx. 97.7 sq. metres (1051.2 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.