



⑨ 3 Coburg Square, Melksham, SN12 7EP

⌚ Auction Guide £80,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 19
- Guide Price £80,000+

❖ Freehold

⑩ EPC Rating D



LOT 19  
FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £80,000+

2 Bedroom semi-detached house in need of renovation within a short level walk of the town centre with its numerous amenities.

The accommodation comprises on the ground floor; entrance porch, living room, shower room, inner hall, kitchen, 2 outbuildings and a store. On the first floor; landing and 2 bedrooms. There is scope to alter the internal layout to provide better and more flexible accommodation. There is double glazing and partial central heating.

The property has an enclosed rear garden laid mainly to lawn and a small courtyard area to the front. Whilst adjoining the town carpark, the property currently has pedestrian access only. Interested parties will need to make their own enquiries as to creating a vehicular access.

what3words://innovator.squeezed.flattered

For further information please go to our auction site.

#### Situation

A bustling market town, Melksham has a number of supermarkets including Waitrose, Sainsbury's and Asda as well as a variety of shopping, leisure facilities and schools. Situated only 12 miles south of the M4 motorway, Melksham has good bus, road and rail links. The Georgian city of Bath (c.14 miles) and the ever-expanding town of Chippenham (c. 6 miles) offer a comprehensive range of facilities and access to the M4 Motorway via junctions 17 and 18 respectively and mainline rail links to Bristol, Swindon and London Paddington.

#### Agents Note

Agents Note: Under Section 21 of the Estate Agents Act we hereby give notice that the current vendor of this property is related to an employee of Strakers.

#### Viewings

To arrange a viewing, contact: Trowbridge Office.

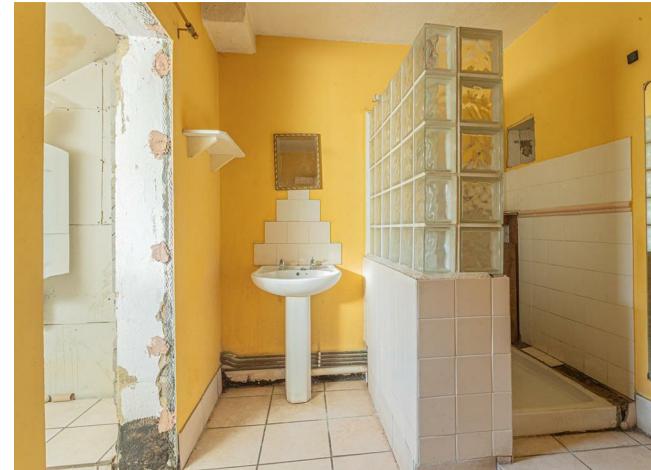
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

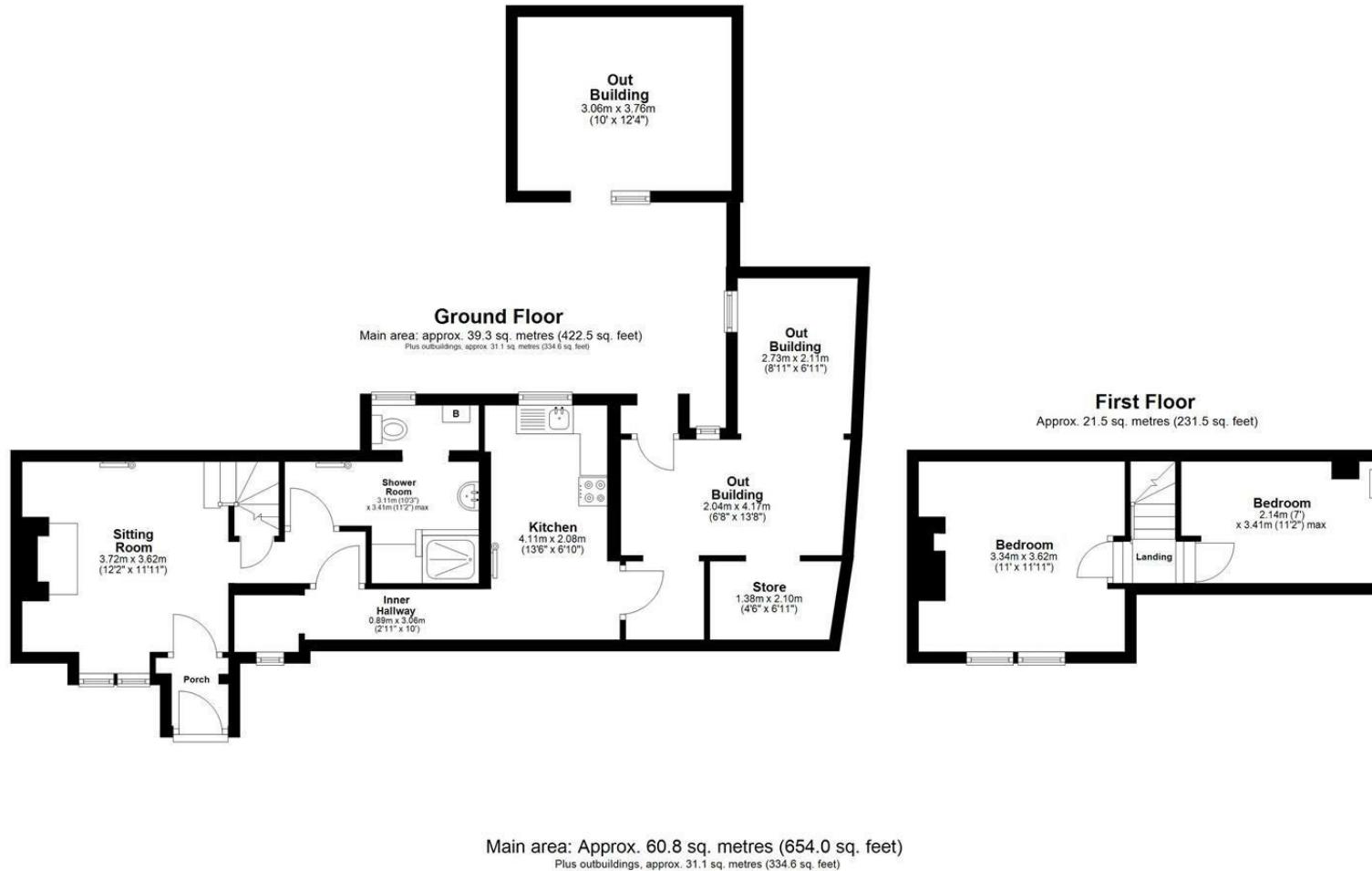
If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### 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.





**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 firms 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.