





📍 12 Southway, Trowbridge, BA14 7AJ

📄 Auction Guide £125,000

- For Sale by Online Auction
- Thursday 12th February 2026
- Lot 39
- Guide Price £125,000+

🏠 Freehold

📊 EPC Rating D





LOT 39  
FOR SALE BY ONLINE AUCTION  
THURSDAY 12th FEBRUARY 2026  
GUIDE PRICE £125,000+

3 Bedroom semi-detached house situated in an established residential area close to numerous amenities and within easy reach of the town centre. Ideal first time buy or investment purchase.

The accommodation comprises on the ground floor; entrance hall, living/dining room, kitchen with door to the garden and WC. On the first floor; landing, 3 bedrooms and a bathroom. The property has gas central heating and double glazing.

To the front is an area laid to lawn with potential to create off road parking (subject to consents), side access leads to a brick built garden store and good-sized rear garden.

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For further information please go to our auction site.

#### **Situation**

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.

#### **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.

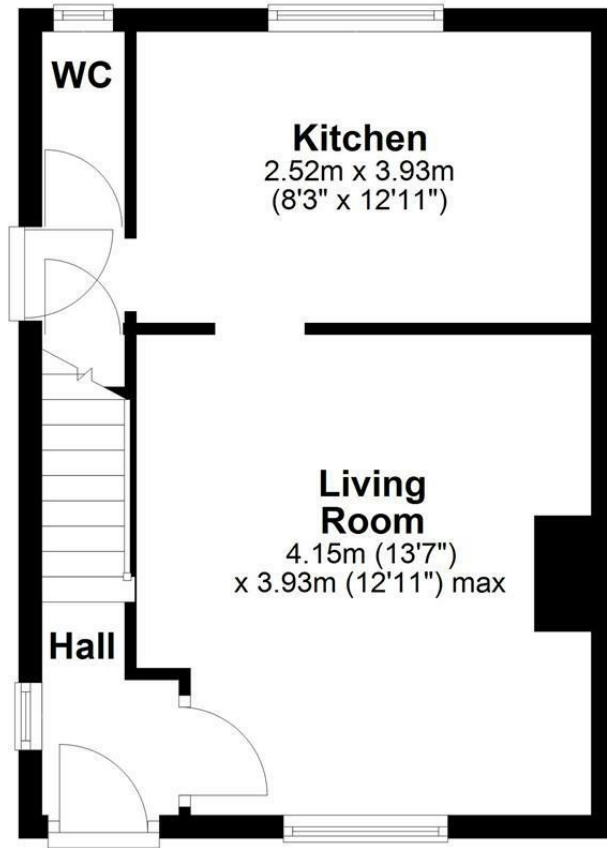
#### **Legal Pack**

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.



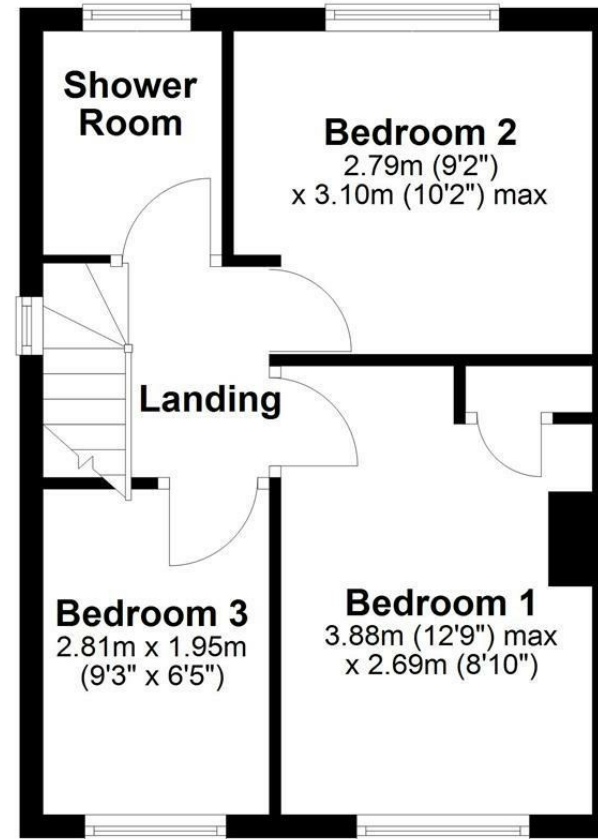
## Ground Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.0 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.