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3 Cobburgh Square, Melksham, SN12 7EP

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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.

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.

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.

Situation & Description

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Agents Note

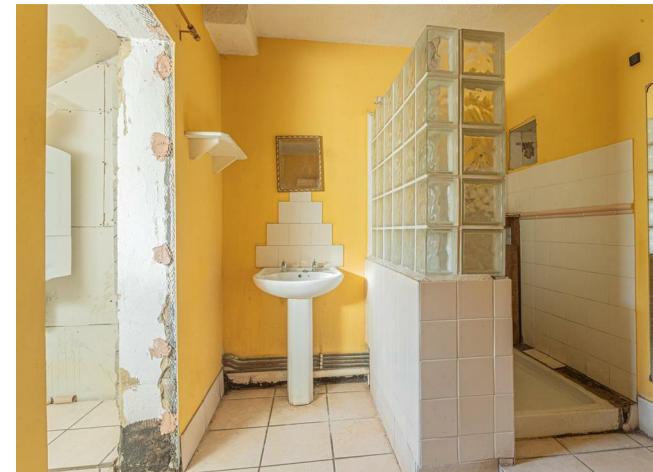
Agents Note: Under Section 21 of the Estate Agents Act we hereby give notice that the current vendor of this property is related to an employee of Strakers.

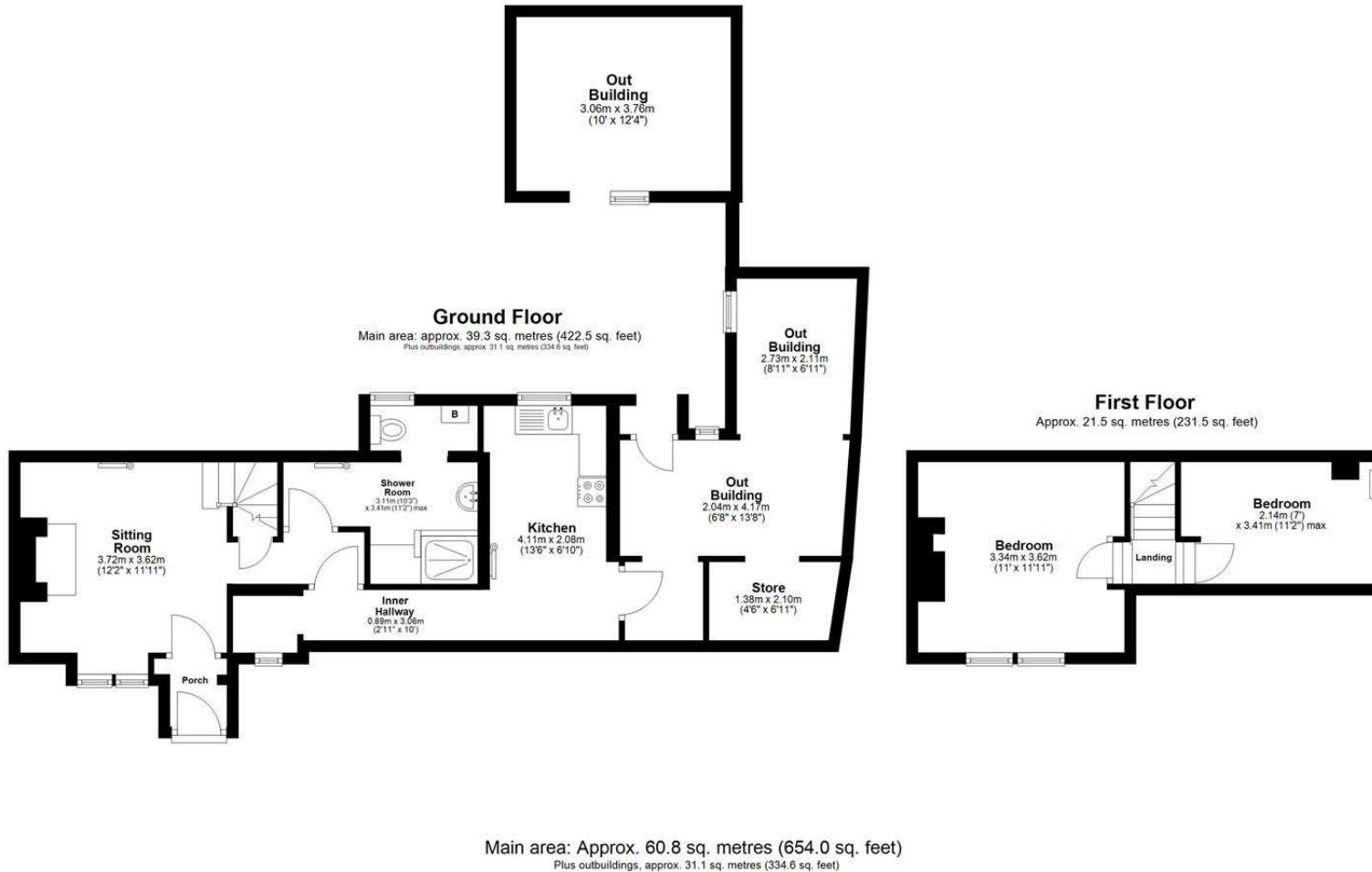
Viewings

To arrange a viewing, contact: Trowbridge Office on 01225 617030

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.





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.