



📍 74 High Street, Dilton Marsh, Westbury, Wiltshire, BA13 4DY

🏠 Auction Guide £150,000

- For Sale by Online Auction
- Thursday 2nd April 2026
- Lot 20
- Guide Price £150,000+

🏡 Freehold

📊 EPC Rating D



LOT 20  
FOR SALE BY ONLINE AUCTION  
THURSDAY 2nd APRIL 2026  
GUIDE PRICE £150,000+

3 Bedroom semi-detached house situated a very popular village with a large rear garden. The property is in need of modernisation and would make an ideal investment or first time buy.

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

The front is laid to gravel providing off road parking for 1 vehicles. There is a pathway to front door and a gated side access. The large rear garden is mainly laid to lawn with various shrub borders and 2 sheds.

what3words///rejoiced.circles.slept

For further information please go to our auction site.

#### **Situation**

The small village of Dilton Marsh in west Wiltshire offers a primary school, village hall, church and public house. Countryside walks are within easy reach. The nearby larger towns of Westbury, Frome and Trowbridge provide a wider range of shopping and other amenities with the former having a mainline railway station providing direct access to the cities of Bath and Bristol as well as London Paddington.

#### **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.

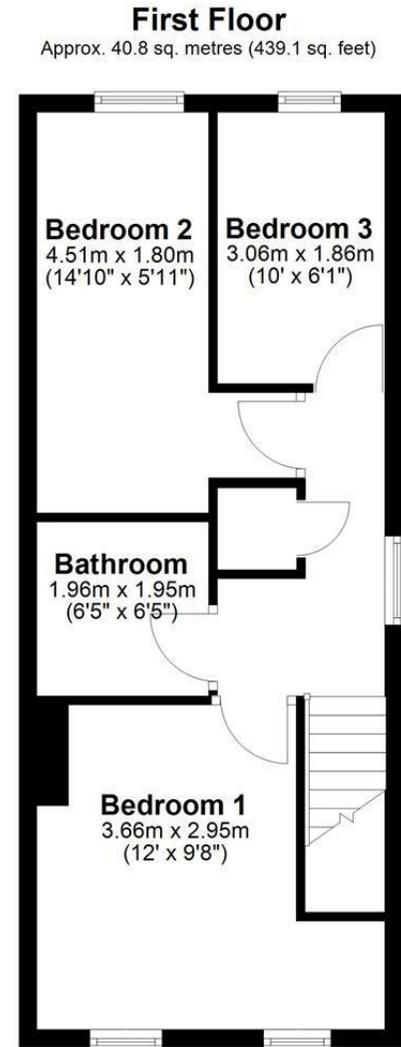
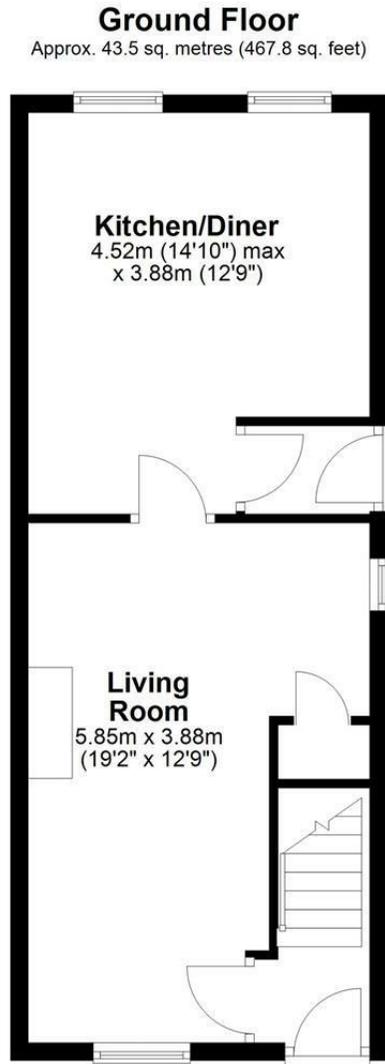
#### **Online Auction**

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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.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.





Total area: approx. 84.3 sq. metres (906.9 sq. feet)

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