



📍 36 Martins Croft, Colerne, Chippenham, Wiltshire, SN14 8DT

🔗 Auction Guide £140,000

- For Sale by Online Auction
- Thursday April 3rd 2025
- Lot 04
- Guide Price £140,000+

🏠 Freehold

📊 EPC Rating C



LOT 04
FOR SALE BY ONLINE AUCTION
THURSDAY 3rd APRIL 2025
GUIDE PRICE £140,000+

3 Bedroom semi-detached house of non-standard PRC Unity construction situated towards the outskirts of this large and popular village. It is in need of modernisation.

Colerne is a popular North Wiltshire village, well located within easy reach of Bath and with a range of local amenities catering for day to day requirements. Good road communications provide easy access to the major employment centres of Bristol and Swindon, and via the M4 (J17 and 18) London and the West Country. Mainline rail services are available in Chippenham.

The accommodation comprises on the ground floor; entrance hall, living room, dining room, kitchen and conservatory. On the first floor; landing, 3 bedrooms and a bathroom. There is double glazing and gas central heating.

There is ample parking to the front with further front garden. Side access leads to a good sized rear garden mainly laid to lawn with mature shrubs and trees. Scope and space to extend at the side and/or rear (subject to planning).

What3Words/// widely.prime.fewest

Turn into Martins Croft and follow the road around to the right. The property is in the far corner on the right.

Situation & Description

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Viewings

To arrange a viewing, contact: Corsham office on 01249 712039

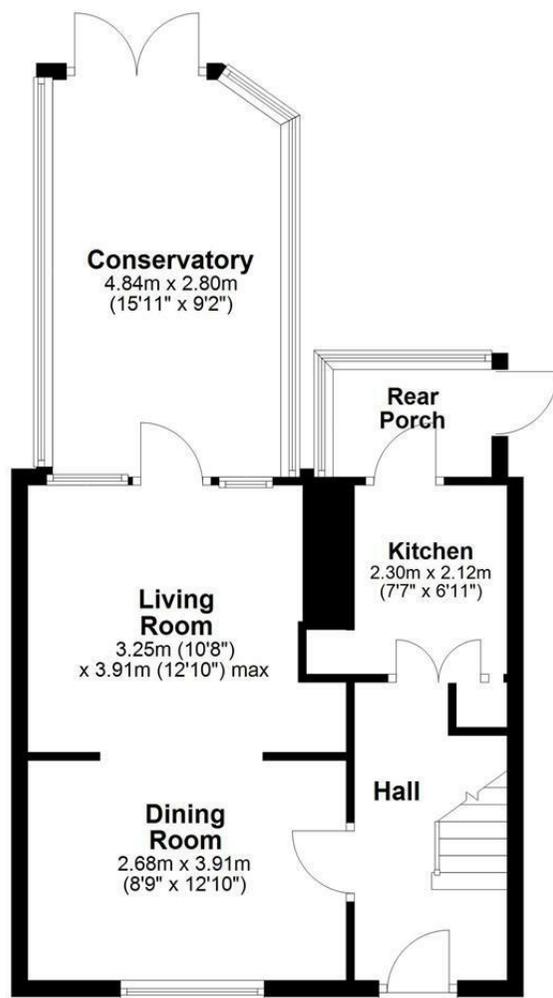
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

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.



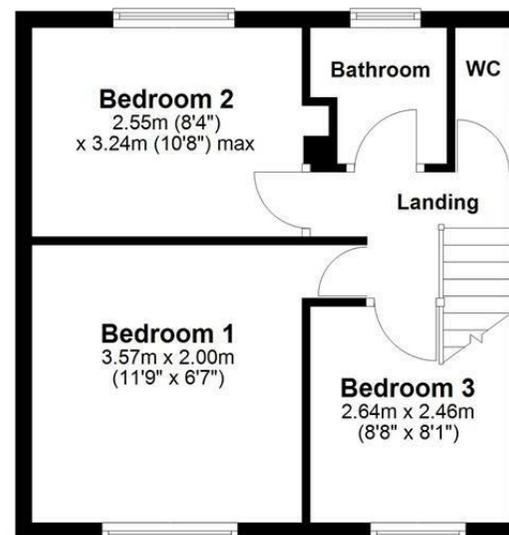
Ground Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



Total area: approx. 88.1 sq. metres (948.8 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.