



Pinewood Way, North Colerne, Chippenham  
Chippenham, SN14 8QU





86 Pinewood Way, North Colerne,  
Chippenham, Wiltshire, SN14 8QU

2 Bedroom terraced house in need of  
modernisation located in a semi-rural but  
residential area.

- For Sale By Online Auction
- Thursday 20th May 2021
- Lot 02
- Guide Price £120,000+
- 2 Bedrooms
- Garage & Driveway
- Semi-Rural location

Offers In Excess Of £120,000





LOT 02  
FOR SALE BY ONLINE AUCTION  
THURSDAY 20TH MAY 2021  
GUIDE PRICE £120,000+

2 Bedroom terraced house in need of modernisation located in a semi-rural but residential area.

#### Situation & Description

2 Bedroom terraced house in need of modernisation and located in a semi-rural but residential area.

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.

There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region. The property itself is located just outside the village itself and accessed just off the main gate of the camp.

Accommodation comprises on the ground floor; entrance hall, living room and kitchen and on the first floor; landing, 2 bedrooms and bathroom.

There is an enclosed rear garden with a patio area with steps up to a lawn with shrub borders. At the front is a long grassed garden and a brick built store room. A short distance away is a single garage with a long driveway.

Potential rental income in good order of about £750pcm which equates to about £9,000pa.

From Colerne proceed towards North Colerne on Doncombe Lane, continue past the camp and Pinewood Way is towards the end on the left. Bear immediately right and the property is along on the left.

What3Words: commuting:others:life

#### Viewings

To arrange a viewing, contact: Corsham office 01249 712039

The viewing slots are in 45minutes/ 1 hour blocks split into 15 minute slots twice a week.

Whilst we are working towards a time where we can get back to full capacity, we will be prioritising proceedable buyers and tenants in the first instance.

Only 2 adults from the same household to attend, no children are permitted please.

Viewings will last a maximum of 15 minutes.

Do not enter the property until it has been completely opened up by the member of staff and they have given you permission. Staff and customers to wear face coverings and gloves.

Where possible, all doors will be opened and lights switched on prior to the viewing.

Customers should avoid touching anything in the property and should inform the staff member if they do.

Staff and customers are to please adhere to the 2m social distancing rule and to respect each other's personal space and needs.

Door handles and surfaces will be wiped down after each appointment.

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

#### Legal Pack

You can download the legal packs via our website [www.strakers.co.uk](http://www.strakers.co.uk) and going to the auction home page by using the services heading at the top of the page. Click on the light blue tab under the next auction date displayed on the calendar.

This will produce a lot list, select a lot of interest, this pulls up further details on the property - on the right under the photos click View Legal Documents - You will need to sign-up by entering your email address and creating a password the first time but this 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.

#### Reserve & Guide Price

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### + Fees

If you are the successful bidder, you will then be asked to sign the auction contract and pay a 10% deposit and a buyers fee of £600 including VAT on any Lots purchased at or below £99,999 or £1,200 including VAT on any lots purchased at £100,000 or above.

#### 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.



[www.strakers.co.uk](http://www.strakers.co.uk)

Email: [corsham@strakers.co.uk](mailto:corsham@strakers.co.uk)

Tel: 01249 712039

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