



**Auction**

## 2 bed end of terrace house to buy in SN15

Grittenham, Grittenham, Chippenham,  
Wiltshire, SN15 4JP

**£225,000** Starting Bid

 x2  x2

Tenure

**Freehold**

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ End Terrace Cottage
- ✓ Redevelopment Opportunity
- ✓ Stunning Countryside Views
- ✓ EPC Rating G

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: G
- ✓ Heating supply: No Heating
- ✓ Electric supply: National Grid
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Offered for sale with no onward chain, this two bedroom end terrace cottage occupies an idyllic rural position and presents an exciting opportunity for renovation, extension, or redevelopment, subject to the necessary planning consents.

Requiring general updating throughout, the existing accommodation comprises two reception rooms on the ground floor, with two bedrooms to the first floor. The property offers character and appeal but its true value lies in the significant potential it presents for those looking to create a bespoke countryside home or maximise the site's future possibilities.

Set back from the road and enjoying open views across neighbouring farmland to both the front and rear, the property benefits from a peaceful rural setting whilst remaining conveniently located approximately three miles from Royal Wootton Bassett with its abundance of independent shops and eateries. The town also benefits from a very well regarded secondary school and a choice of reputable primary schools plus excellent road links for the M4, M5 and A419.

Please note the property doesn't benefit from a right of access from the road situated to the North East of the property as per the Title Plan

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: End of terrace house

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: No Heating

Electric: National Grid

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			40
(21-38) <b>F</b>			
(1-20) <b>G</b>		1	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
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