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Elm Close, Lyneham, SN15 4TD

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PROPERTY SALES & LETTINGS



- Semi-Detached Corner Plot
- Three Bedrooms
- Downstairs Cloakroom
- uPVC Double Glazing

- Driveway & Garage
- Conservatory
- First Floor Shower Room
- Gas Combination Boiler

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16 Elm Close Lyneham, SN15 4TD

Offers in over 100k

This three-bedroom EXTENDED semi-detached property in Lyneham offers a private driveway and attached garage. The ground floor includes an entrance hallway with storage, downstairs cloakroom, modern kitchen, living room, and conservatory with door leading into the attached garage. Upstairs, you'll find three bedrooms and a shower room.

The rear garden is fully enclosed and non overlooked featuring several fish ponds and structures (not fitted) that can be easily removed.

Further attributes include uPVC double glazing and gas radiator central heating via a combination boiler.

This home offers a fantastic

opportunity for buyers looking to modernize and make it their own. With a spacious layout, it provides the perfect canvas to create a comfortable living space tailored to your tastes.

For more information or to schedule a viewing, contact Alan Hawkins Property Sales today.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £1956.75

For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Gas - Mains

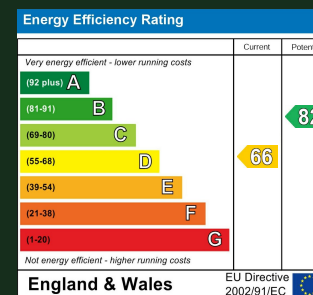
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 76* Mbps available
download speed

Energy Efficiency Rating (England & Wales)

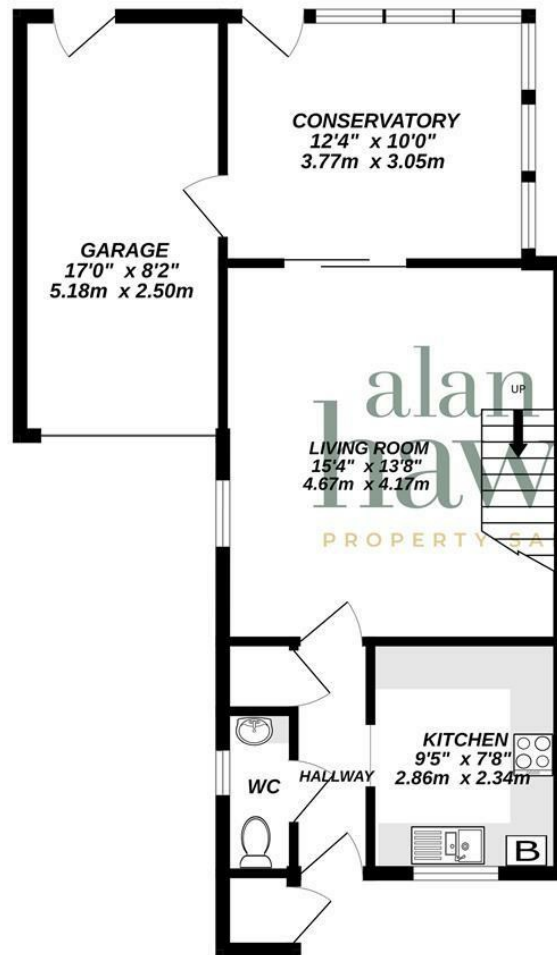








GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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