



alan
hawkins

Britannia Crescent, Lyneham, SN15 4AW

01793 840 222 | alanhawkins.co.uk

alan
hawkins
PROPERTY SALES & LETTINGS



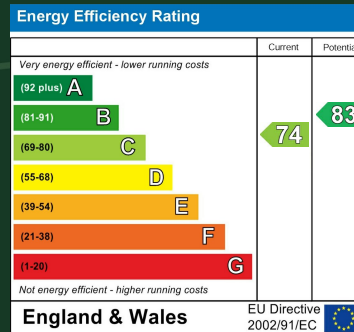
- No Onward Chain
- Four Double Bedroom Home
- Generous Rear Garden
- Kitchen/Breakfast/Dining Room
- En-Suite Shower Room
- Twice Extended
- End Of Terrace
- Three Reception Rooms
- Utility Room
- Modern Combi Boiler

alan
hawkins

PROPERTY SALES & LETTINGS

27 Britannia Crescent Lyneham, SN15 4AW

£300,000



Nestled in the heart of Lyneham, this impressive four DOUBLE bedroom end-of-terrace property has been thoughtfully extended offering generous living spaces for the modern family.

The home boasts a fantastic open plan extended kitchen/breakfast/dining room that flows seamlessly into a well-lit and open space, ideal for both casual family meals and entertaining guests. In addition to the kitchen, the ground floor features three reception rooms, providing versatile spaces that could serve as a living room, formal dining area, or even a home office. A convenient utility room enhances functionality, adding valuable storage and workspace.

Upstairs are four well-proportioned double bedrooms including an en-suite shower room to bedroom one. A family bathroom serves the remaining bedrooms.

Outside provides driveway parking to the front and side gated access to a generous rear garden—perfect for outdoor gatherings and gardening. Located in the vibrant community of Lyneham, this home offers convenience with local amenities, schools, and transport links just a short distance away.

This extended and inviting home is a rare find, ideal for growing families looking for space and flexibility. With some updating and finishing off required, don't miss the chance to make this property your own!

Services include mains gas heating, mains water & waste, mains electricity and estimated broadband speeds 37 - 41M/bps quoted by Sky.

For more information or to arrange 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

Management Fee

Encore Estate Management Charge of £97.43 paid Monthly which includes the main incoming water.

Construction

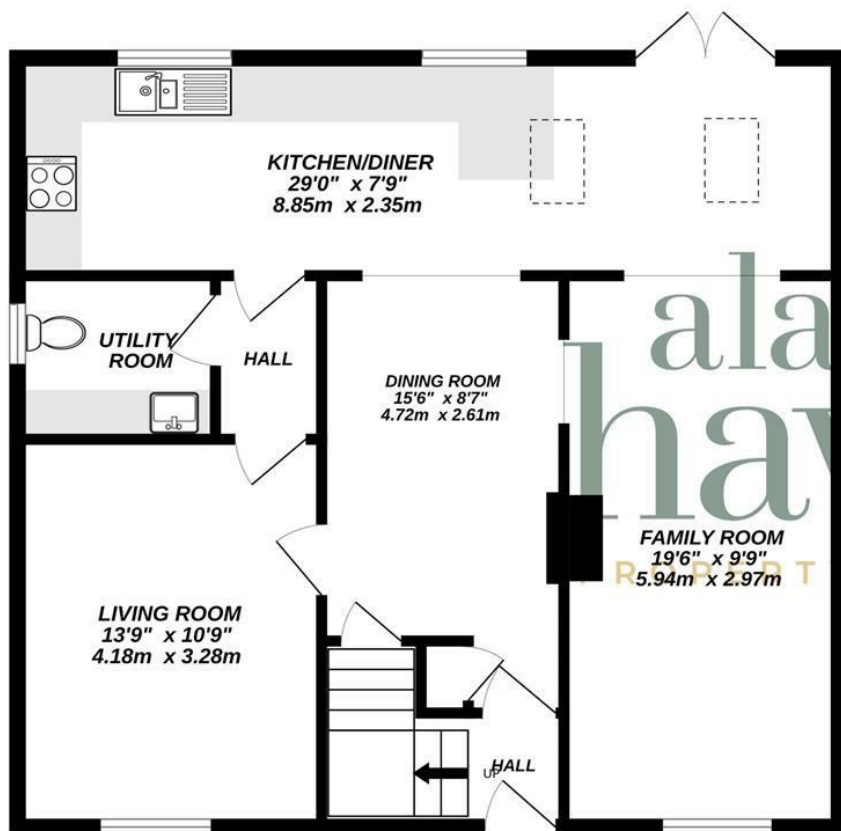
Construction Type: Wimpey no-fines:
Wimpey No-Fines properties are not classed as defective under the Housing Defects Act 1984.



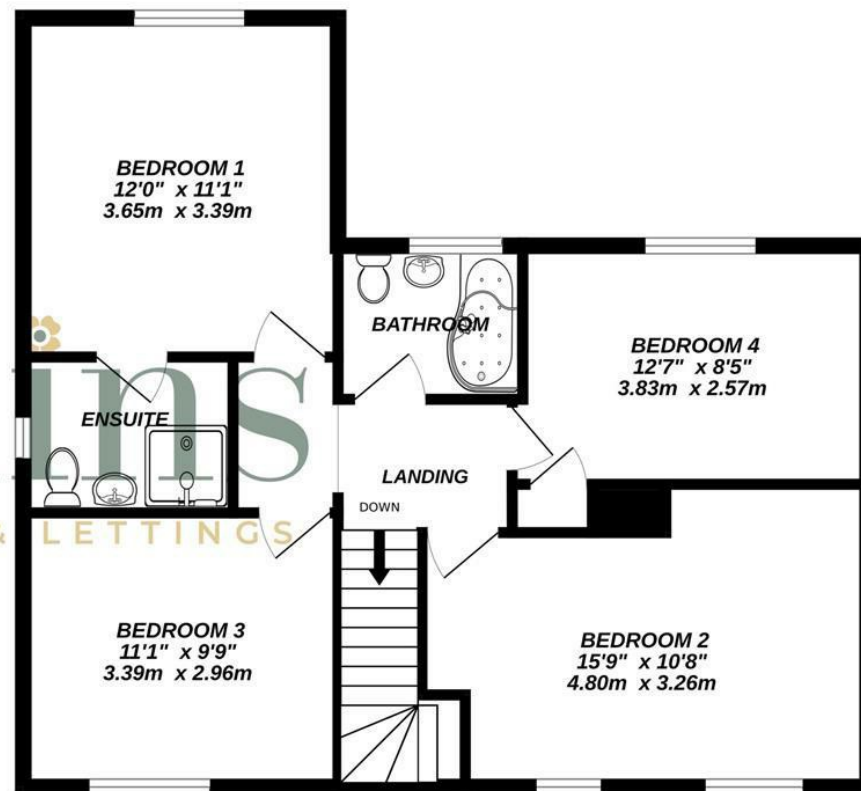




GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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.
Made with Metropix ©2024



Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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.

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

