



6 Victoria Drive, Lyneham, SN15 4RB

- Unique Property
- Rarely Available
- One Bedroom Bungalow
- Semi Detached
- Attached Workshop
- Rear Sun Room
- Shower Room
- Driveway Parking
- Gas Radiator Central Heating
- No Onward Chain



6 Victoria Drive, Lyneham, SN15 4RB

£185,000

A unique and rarely available ONE BEDROOM semi-detached BUNGALOW with an ATTACHED CONVERTED GARAGE/WORKSHOP, pleasantly situated on the outskirts of Lyneham and benefiting from NO ONWARD CHAIN! The internal accommodation comprises an entrance porch, living room/diner with an open archway into the kitchen, an inner hall then leads to a shower room and double bedroom with a bank of wall to wall wardrobes. A walk way from the living room leads to a fabulous second reception/sun room across the rear benefiting a pitched tiled roof with two Velux windows including door out to the garden. Low maintenance gardens to the front and rear with driveway parking to the side for two to three vehicles and a fully enclosed garden to the rear. uPVC doors from the front and rear gives access to the converted garage previously being used as a workshop having power, lighting and storage over.

Viewings are highly recommended so contact Alan Hawkins Property Sales today on 01793 840222.

uPVC front entrance door gives access to entrance porch.

Entrance Porch

Tiled flooring. Textured ceiling. Ceiling light. Full height uPVC double glazed window to the side elevation and uPVC double glazed top hung window to the other side. Boxed in fuse box. Glass panelled door to the living room.

Living Room/Diner

17'11" x 10'5" (5.46m x 3.17m)

uPVC double glazed window to front elevation. Fitted carpet. Textured ceiling. Three way ceiling light. Double panelled radiator. Feature electric fireplace with hearth and mantle over. Telephone point. TV point. Open archway through to kitchen. Glass panelled door to corridor which gives access to the rear sun room.

Kitchen

12'2" x 7'0" (3.72m x 2.13m)

uPVC double glazed windows to front and side elevation. Tiled flooring. Textured ceiling. Six recessed spot lights. Roll top work surface with splash back tiled surrounds with integrated oven, stainless steel four ring gas hob with extractor hood over. Integrated stainless steel sink with side drainer and double cupboard under. Integrated washing machine. Two

corner cupboards, one single cupboard, one set of drawers. Four single wall units, one double wall unit and one cupboard housing the 'Vaillant' combi boiler. Space for up right fridge/freezer.

Inner Hallway

Fitted carpet. Textured ceiling. Loft hatch to a partially boarded storage area, Door to shower room.

Shower Room

7'3" x 6'0" (2.21m x 1.83m)

Obscure uPVC double glazed window to side elevation. Tiled flooring. Textured ceiling, Four Recessed spotlights. Chrome ladder style heated towel rail. Corner shower cubicle with shower seat. WC with enclosed cistern, vanity wash hand basin with double cupboard under and mirrored cupboard over with two spot lights. Fully tiled splash back surround.

Bedroom

8'0" x 13'7" (2.44m x 4.15m)

uPVC double glazed window to rear elevation. Fitted carpet. Textured ceiling. Single pendant light. Single panelled radiator. Wall to wall wardrobes comprising, two double wardrobes, shelving and hanging rail, dresser unit with storage cupboard under and over.

Sun Room

17'5 x 8'9 (5.31m x 2.67m)

Laminate tiled flooring. Pitched tiled ceiling with two velux windows. uPVC double glazed windows to the rear elevation and uPVC double glazed patio doors to the rear garden. Double panelled radiator.

Workshop

16'11 x 8'2 (5.16m x 2.49m)

uPVC door to the front. uPVC door to the rear. Power. Lighting. Storage over.

Outside to the rear

Enclosed by panelled fencing. Patio area to the immediate rear. Steps up to a raised area laid to shingle with shrubs.

Outside to the front

Tarmac driveway providing parking for two vehicles. Cold water tap. Outside power socket. Patio area to the immediate front, laid to shingle and partially enclosed by panelled fencing.

Viewings

Viewing: By appointment through Alan Hawkins Property Sales. Tel: 01793 840222

Council Tax - Wiltshire Council

For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

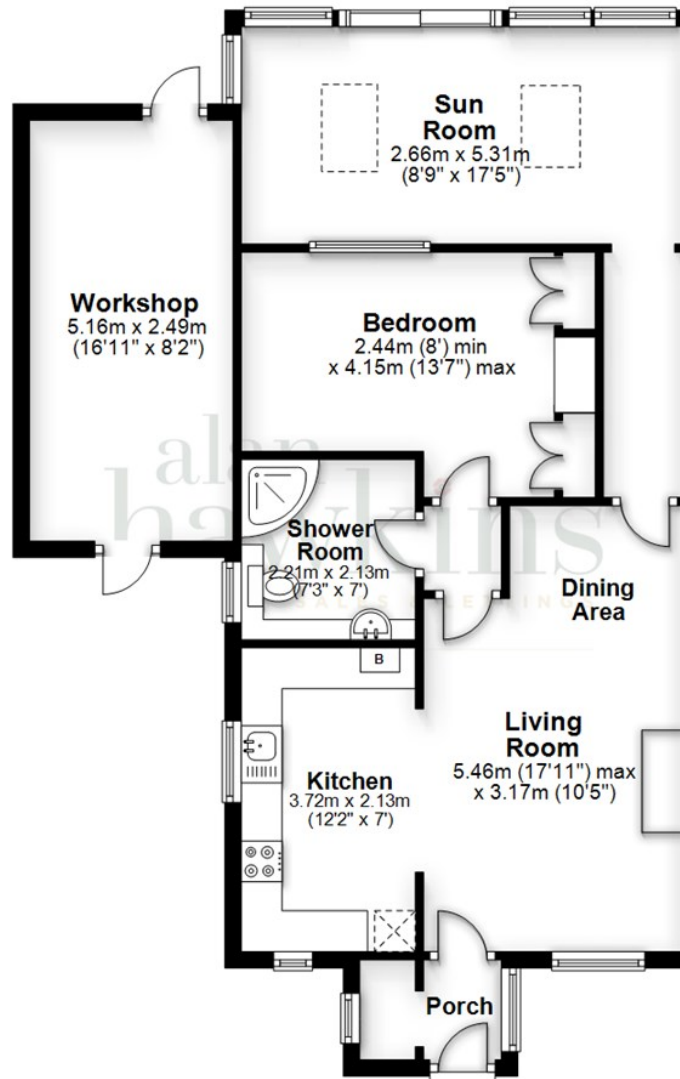






Ground Floor

Approx. 76.6 sq. metres (824.6 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.

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