



Sycamore Close, Lyneham, SN15 4TG

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PROPERTY SALES & LETTINGS



- 3 Bedroom House
- Lounge/Diner
- Porch & Inner Hallway
- 3 Generous Bedrooms
- Double width Driveway

- End of Terrace
- Spacious Kitchen
- Modern Family Bathroom
- Rear Garden with westerly Aspect



4 Sycamore Close Chippenham, SN15 4TC

£272,500

A very well presented 3 bedroom end of terraced house situated at the head of an established cul-de-sac in the village of Lyneham, just feet away of open farmland with public rights of way, perfect for a leisurely stroll.

With 2 car park driveway to the front and side access to the rear garden with a westerly aspect, this particular property comprises an entrance porch with inner hallway, a spacious kitchen (former garage) with ample storage and breakfast bar, a

generous lounge/diner with French Doors to the rear whilst to the first floor are three bedrooms of generous proportions and a family bathroom. Further attributes include uPVC double glazing and gas radiator central heating via a annually serviced boiler. All-in-all a lovely home that is sure to please. To arrange a viewing, call Alan Hawkins Property Sales on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

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

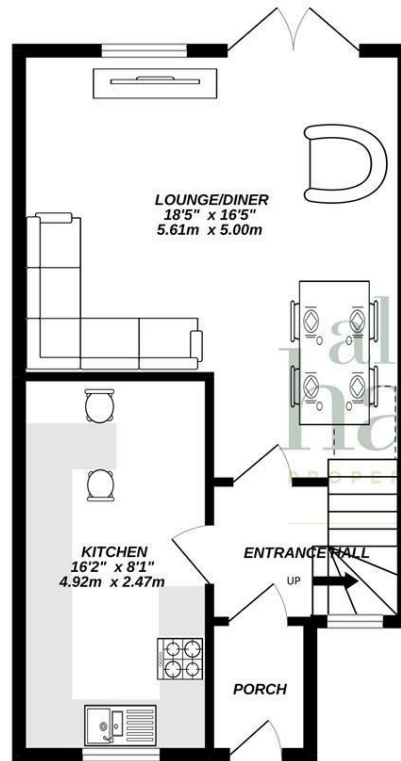
Management Fee

Not Applicable.

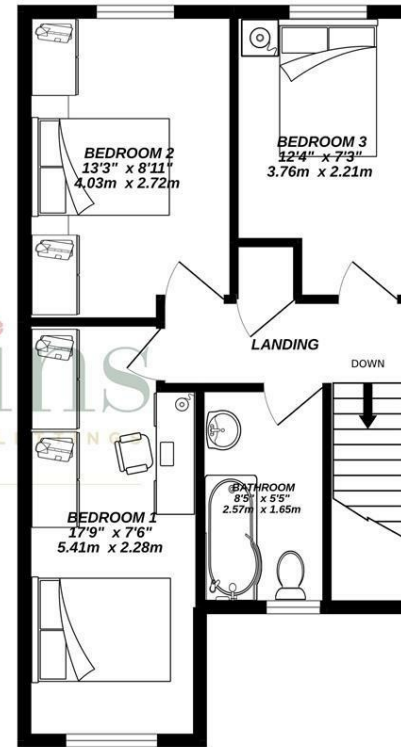
Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	74	
(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

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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