alan hawkins
PROPERTY SALES & LETTINGS

The Property Ombudsman

NAEA

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

Telephone SALES: 01793 840222 or LETTINGS 01793 855222

Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk

Visit us

alanhawkins.co.uk

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.

15 Greenfield Estate Chippenham Road, Lyneham, SN15 4PA

£124,995

An immaculately presented and very well cared for 32' x 20' two bedroom twin park home pleasantly situated at the end of a cul-de-sac on this attractive, residential PET FRIENDLY site on the outskirts of Lyneham village.
Believed to be sighted Circa 2000 this home benefits from a recently replaced kitchen and shower room suite, a generously proportioned 'L' shaped lounge/dining room, two bedrooms, uPVC double glazing and (LPG) combination central heating boiler (installed 2009 & serviced yearly) supplying the radiators and hot water. Outside, the garden surrounding is fully enclosed and well maintained being mainly laid to lawn with patio seating area including shed with power supply. There is block paved parking for two vehicles to the side and front. All in all, a property sure to please. viewing is well recommended.

uPVC obscured double glazed door to the

Entrance Hallway
Fitted carpet. Coved ceiling. Single pendent light. Single panelled radiator. Door to a storage cupboard with shelving. Door to an airing cupboard with slatted shelving and combination boiler.

Bedroom Two
9'8 x 7'6 (2.95m x 2.29m)
Fitted carpet. Coved ceiling. Ceiling light. uPVC double glazed window to the rear elevation. Single panelled radiator.

Bedroom One
11'6 x 9'8 (3.51m x 2.95m)
Fitted carpet. Coved ceiling. Single pendent light. uPVC double glazed window to the front elevation. Single panelled radiator. TV point.

Shower Room
6'2 x 5'6 (1.88m x 1.68m)
Tiled effect vinyl flooring. Skimmed ceiling. Ceiling light. uPVC double glazed obscured window to the front elevation. Splash back tiled surround floor to ceiling. Single panelled radiator. Ladder style heated towel rail. Corner wash hand basin. Close coupled WC. Corner shower cubicle with electric shower.

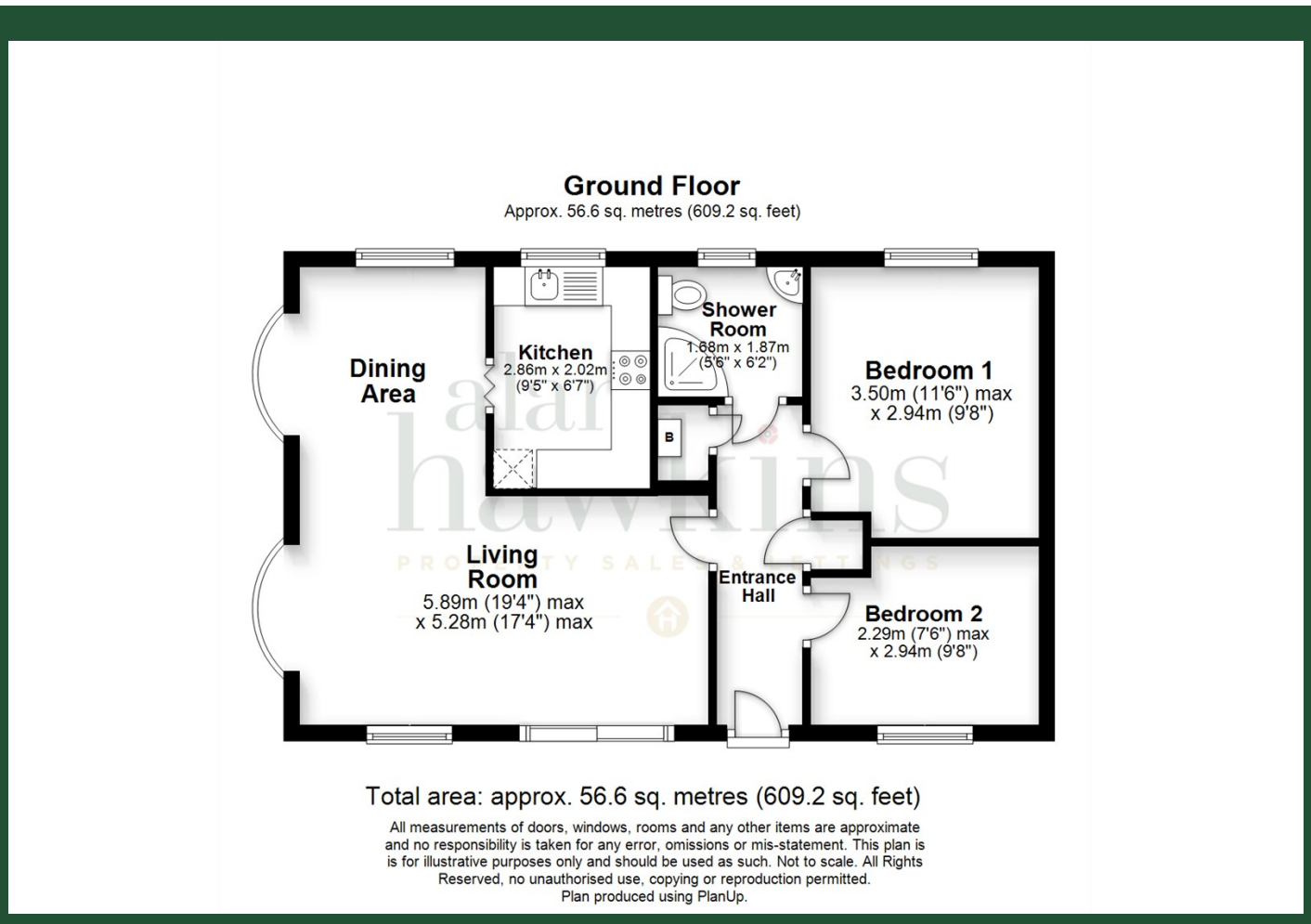
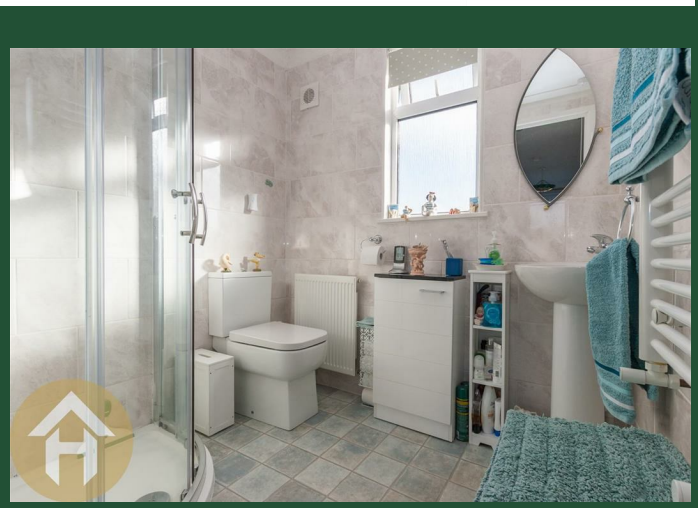
Lounge
Fitted carpet. Triple aspect with uPVC double glazed sliding patio doors to the rear garden. uPVC double glazed window to the rear elevation with far reaching views over and close by farmland. uPVC double glazed bay window to the side elevation. Double panelled radiator. TV point. Telephone point. Coved ceiling. Single pendant light.

Dining Area
Fitted carpet. Coved ceiling. Single pendant light. Two single panelled radiators. uPVC double glazed window to the front elevation. uPVC double glazed bay window to the side elevation. Glass panelled bi-fold door to the

Kitchen
Tiled effect vinyl flooring. Four way strip light. uPVC double glazed window to the front elevation. Roll top granite effect work top with splash back surround. Resin sink with side drainer and cupboard under. Integrated electric oven with four ring electric hob with glass panelled splash back behind. Ceramic extractor fan over. Space for fridge freezer. Space for washing machine. Space for slimline dishwasher. Four single base units, three single wall units and one double wall unit.

Outside Front
Allocated parking for two vehicles with side gated access either side to a fully enclosed rear garden. Garden surrounded by fencing mainly laid to lawn with a patio seating area with steps leading up to the rear patio and rear door entrance. Shed with electric included.

Greenfields
Greenfields Estate is a small licenced residential mobile home site owned and managed by Maguires Park Homes, catering for the over fifties located in the village of Lyneham providing access to local amenities and bus routes to neighbouring towns of Chippenham, Royal Wootton Bassett and Swindon. Pets, including dogs, are permitted on site subject to the site owners permission.

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

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