



**Victoria Drive, Lyneham, SN15 4RA**

01793 840 222 | [alanhawkins.co.uk](http://alanhawkins.co.uk)

**alan  
hawkins**  
PROPERTY SALES & LETTINGS





- No Onward Chain
- Two Double Bedroom
- Non Overlooked Rear Garden
- Spacious Living Room
- Gas Combi Boiler
- Semi Detached
- Garage & Driveway
- Kitchen/Diner
- First Floor Bathroom
- Side Gated Access

alan  
hawkins  
PROPERTY SALES & LET

alan  
hawkins

alan  
hawkins

alan  
hawkins

# 47 Victoria Drive Lyneham, SN15 4RA

£227,500

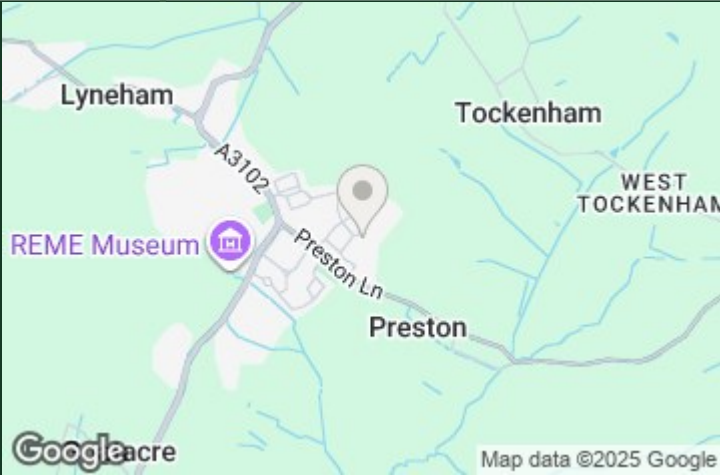
Offered with no onward chain, this attractive two-bedroom semi-detached home with driveway parking, garage, and a private, non-overlooked rear garden presents a fantastic opportunity to purchase.

The ground floor features a front entrance porch leading into a spacious, dual-aspect living room with stairs to the first-floor landing. To the rear, a kitchen/diner opens through French doors onto a generous patio seating area—ideal for outdoor entertaining. Upstairs offers two double bedrooms and a well-appointed family bathroom.

Outside, the property enjoys a fully enclosed rear garden with a large patio, side gated access, and a personal door into the garage. The garage is equipped with power, lighting, and a modern roller door to the front.

Driveway parking extends along the side of the property, providing space for comfortably at least two vehicles and direct access to the garage.

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 2025/26 = £2047.85  
For information on tax banding and rates,  
please call Wiltshire Council

- Gas - Mains
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Internet - Up to 76\* Mbps available  
download speed



## Energy Efficiency Rating (England & Wales)

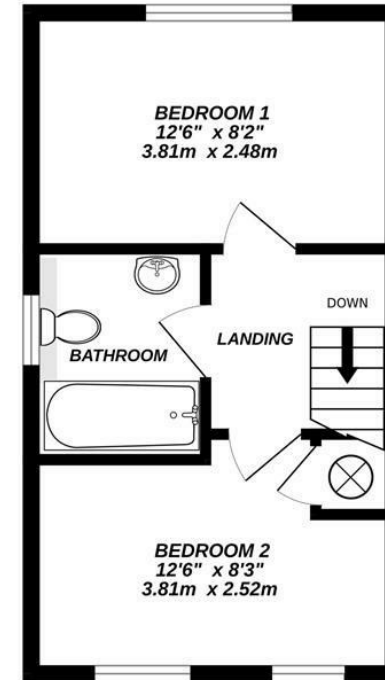
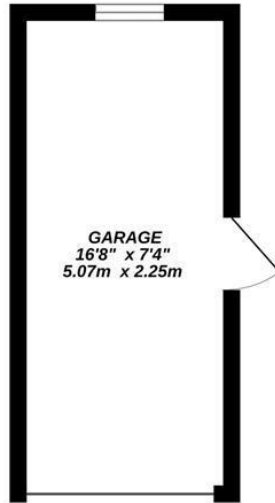
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.

GARAGE  
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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 ©2025