



## Church End Close, Lyneham, SN15 4ST

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PROPERTY SALES & LETTINGS





- Detached House
- Kitchen/Breakfast Room
- Gas Central Heating
- Tidy Gardens Front & Rear
- No Onward Chain

- Three Bedrooms
- Modern Bathroom
- Det Garage + Parking
- Yards from Amenities.
- Viewing recommended

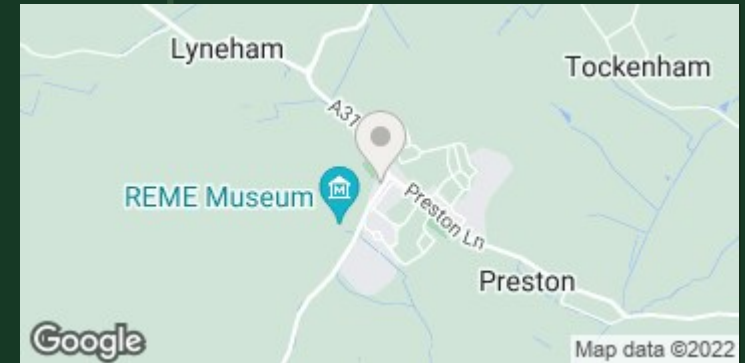


# 1 Church End Close Lyneham, SN15 4ST

**£315,000**

A modern three bedroom DETACHED residence with GARAGE situated in the centre of Lyneham with convenient access to local amenities and walking distance of the local primary schooling. The accommodation comprises an entrance hall with a large understair cupboard, lounge, kitchen/breakfast room with patio doors to the rear garden. To the first floor are three bedrooms and a modern bathroom. Outside is a detached garage and well tended gardens to the front and rear, both laid to lawn. Additional benefits include double glazing and gas central heating via a

combination boiler. Offered with no onward chain - an early viewing is recommended. Call Alan Hawkins Property Sales today on 01793 840222.



## Viewings

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

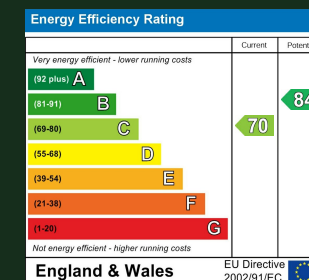
## Council Tax: Wiltshire Council

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

## Management Fee

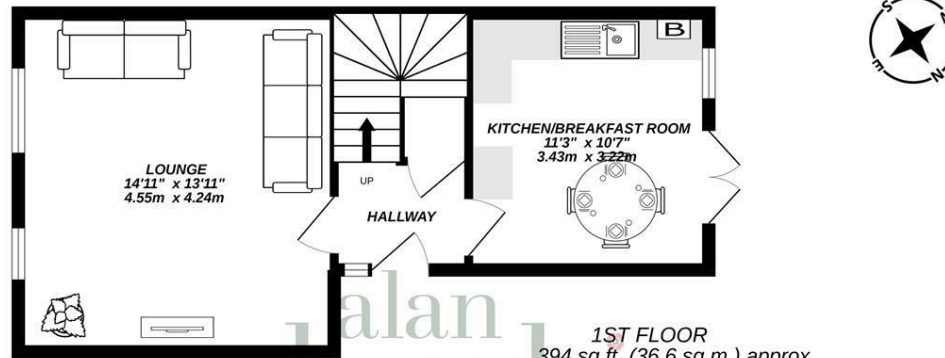
Not Applicable

## Energy Efficiency Rating (England & Wales)

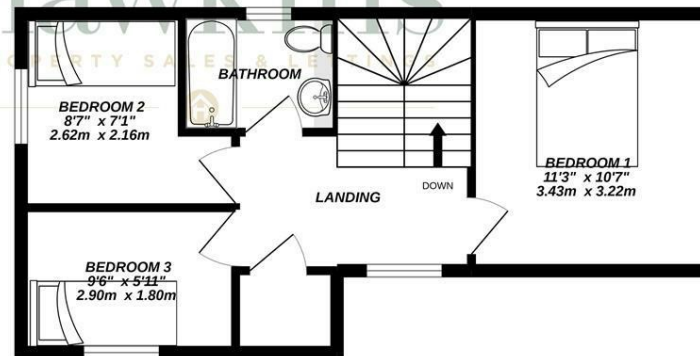




**GROUND FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**1ST FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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