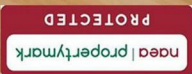


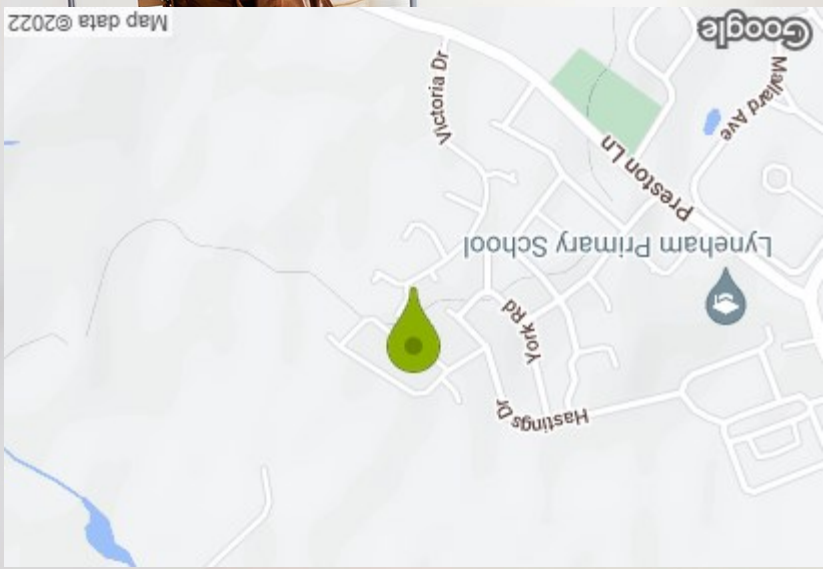
26 High Street, Royal Wootton Bassett, Wiltshire SN4 7AA  
Telephone SALES: 01793 840222 or LETTINGS 01793 855222  
Email: sales@alanhawkins.co.uk or lettings@alanhawkins.co.uk



alanhawkins.co.uk

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PROPERTY SALES & LETTINGS

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G	(1-20)	
F	(21-30)	
E	(31-40)	
D	(41-50)	
C	(51-60)	
B	(61-70)	
A	(71-100)	
Very energy efficient - lower running costs		
A	(1-10)	
B	(11-20)	
C	(21-30)	
D	(31-40)	
E	(41-50)	
F	(51-60)	
G	(61-100)	
Not environmentally friendly - higher CO2 emissions		
G	(1-20)	
F	(21-30)	
E	(31-40)	
D	(41-50)	
C	(51-60)	
B	(61-70)	
A	(71-100)	
Very environmentally friendly - lower CO2 emissions		
A	(1-10)	
B	(11-20)	
C	(21-30)	
D	(31-40)	
E	(41-50)	
F	(51-60)	
G	(61-100)	
Environmental Impact (CO <sub>2</sub> ) Rating		
Current	34	38
Target		



alanhawkins  
PROPERTY SALES & LETTINGS

1 Lime Close, Lyneham, SN15 4TQ



# 1 Lime Close, Lyneham, SN15 4TQ

## Offers in excess of £179,950

A 2 double bedroom end of terrace with conservatory in need of some updating with 2 allocated parking spaces situated in a cul-de-sac location in the village of Lyneham.

Offered with 'no onward chain' this attractive 2 bedroom property offers an entrance porch, spacious lounge, kitchen which leads to a brick based conservatory offering an ideal dining/entertaining space. To the first floor are two double bedrooms of almost equal proportions and a shower room. To the outside is a a low maintenance rear garden with rear gated access and raised flower borders, whilst close-by are two allocated parking spaces.

Further attributes include electric heating via night storage heaters and underfloor heating, and there is also uPVC double glazing throughout.

Please contact Alan Hawkins Property Sales on 01793 840222.

- End of Terrace House
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen with ample storage
- Conservatory
- Shower Room
- uPVC Double Glazing
- Sunny Low Maintenance Rear Garden
- No Onward Chain

UPVC double doors into the

### Tax Banding

Tax Band 'C'

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

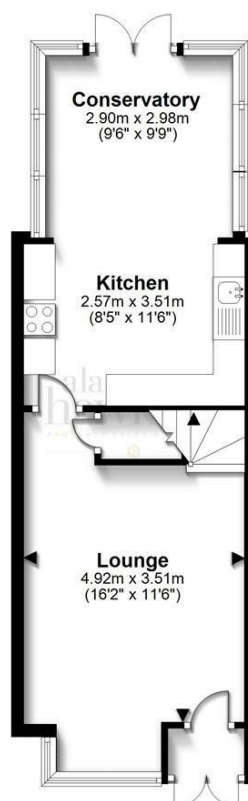
### Tenure

Freehold.

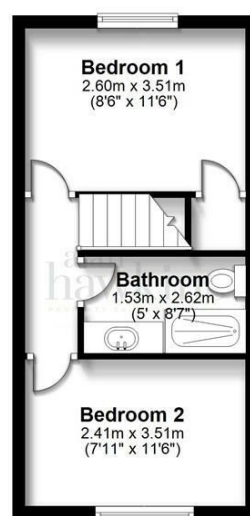
Council Tax Band C



**Ground Floor**  
Approx. 38.0 sq. metres (409.4 sq. feet)



**First Floor**  
Approx. 27.1 sq. metres (291.2 sq. feet)



Total area: approx. 65.1 sq. metres (700.5 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. All Rights Reserved, no unauthorised use, copying or reproduction permitted. Plan produced using PlanUp.

