



alan  
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Britannia Crescent, Lyneham, Chippenham, SN15 4AW

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

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PROPERTY SALES & LETTINGS



- Greatly Extended 3/4 Bedroom House
- Very Well Presented
- Allocated Parking
- Brick Storage Shed.

- Popular Location
- 2 Bathrooms
- South West Facing Rear Garden
- Viewing recommended

# 37 Britannia Crescent, Lyneham Chippenham, SN15 4AW

**£285,000**

A charming and well-extended three-bedroom terraced home offering over 1,000 sq ft of versatile living space, ideally positioned within this sought-after village, just a short walk from the local primary school and shops.

Extended by the current owners in 2002, the ground floor comprises an inviting front lounge which flows through to a spacious 16' family room with an adjoining shower room –ideal for use as an additional living area or potential ground floor bedroom. A stylish modern kitchen, fitted with gloss white units, leads into a particularly generous and practical utility room, offering excellent additional storage and workspace.

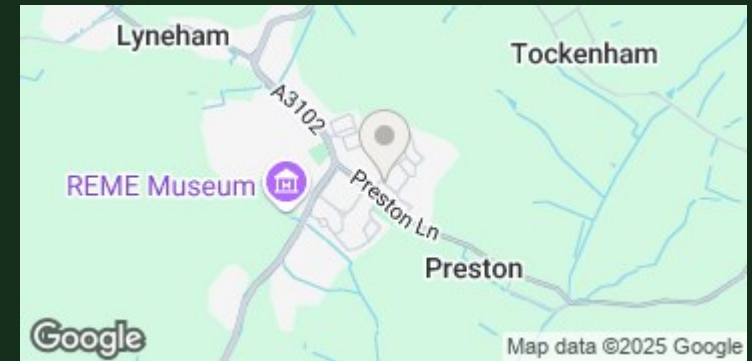
Upstairs, the first floor provides three well-proportioned bedrooms and a modern and attractive family bathroom.

Outside, the property benefits from off-road allocated parking, while to the rear is a generous, fully enclosed garden enjoying a sunny south-westerly aspect, an enclosed seating area and a useful brick-built garden

store.

Lyneham is a thriving North Wiltshire village, conveniently located approximately 4 miles southwest of Royal Wootton Bassett, 5.5 miles north of Calne, and around 11 miles from Swindon. All nearby towns offer a good range of shops, amenities, and both primary and secondary schooling.

To arrange a viewing, please contact 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 year 2025/26 = £2047.85

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER. Tel: 0300 456 0109

## Tenure

Freehold

## Management Fee

Estate Management fee: £97 pcm (Includes Mains Water Usage)

Flood Risk: Very Low (Environmental Agency)

Internet Speeds:

Waste Water: Mains

Electric: Mains

Gas: Mains

Construction Type: Wimpey no-fines:

Wimpey No-Fines properties are not classed as defective under the Housing Defects Act 1984.

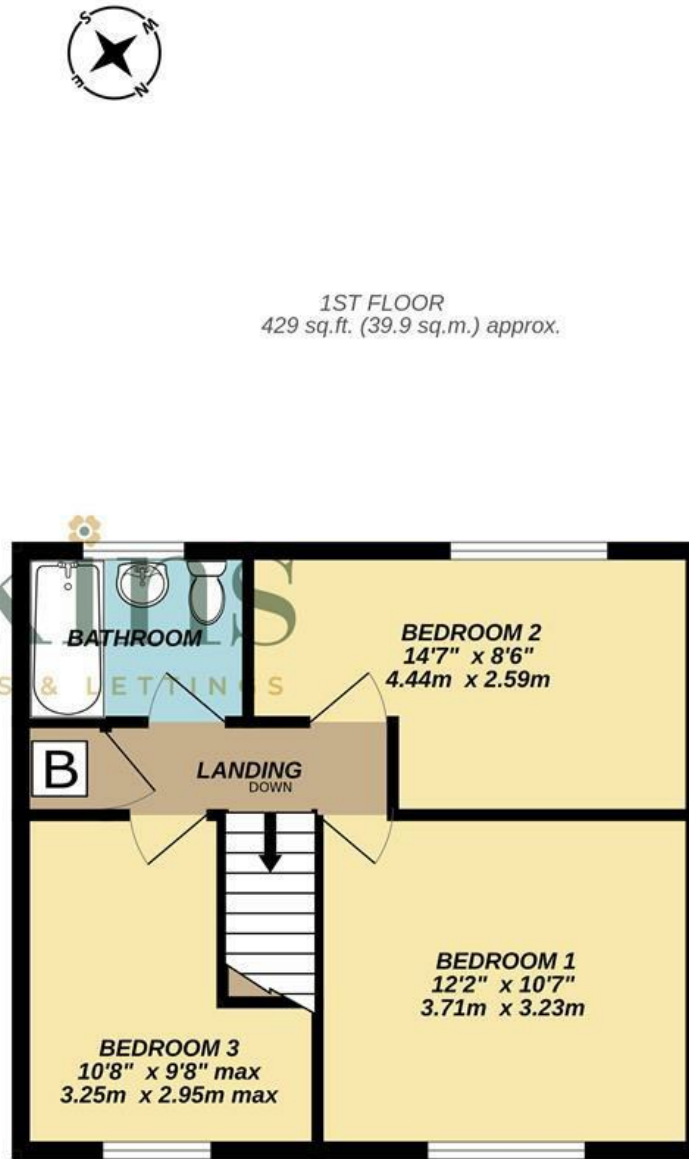
## Energy Efficiency Rating (England & Wales)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02+ (plus)	A		
01-01	B		
03-03	C		
05-05	D		
07-07	E		
09-10	F		
11-15	G		
Not energy efficient - higher running costs			









TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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## Alan Hawkins

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

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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.

