



Victoria Drive, Lyneham, Chippenham, SN15 4TF

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PROPERTY SALES & LETTINGS



- Desirable 3 Bedroom Terraced House
- Inviting Living Room with Patio Doors to Rear
- Three Generous Bedrooms
- Village Cul-De-Sac
- Viewing Highly Recommended

- 32 ft Kitchen/Diner
- Large Cloaks Cupboard
- Inviting Bathroom
- 2 Car Driveway

40 Victoria Drive, Lyneham, Chippenham, SN15 4TF

£270,000

A beautifully presented three-bedroom family home, perfectly positioned in the highly sought-after village of Lyneham, Wiltshire. The property offers spacious and well-planned accommodation, including a generous entrance hallway with storage cupboard, a bright living room with sliding doors to the rear garden, and a large open-plan kitchen/dining area. Upstairs, you'll find three good double bedrooms and a modern bathroom suite. Further features include a beautifully landscaped rear garden and driveway parking for two vehicles. Ideally located in an established residential area, the home is just a short walk from picturesque open countryside, offering the best of village living in a desirable Wiltshire setting. Call Alan Hawkins Property Sale to arrange a viewing.



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

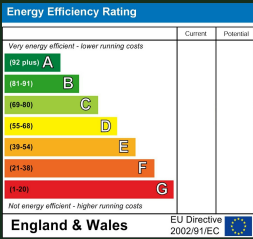
Tenure

Freehold

Management Fee:- N/A

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: Up to 100 mbps
Gas: Mains
Water & Waste: Mains

Energy Efficiency Rating (England & Wales)

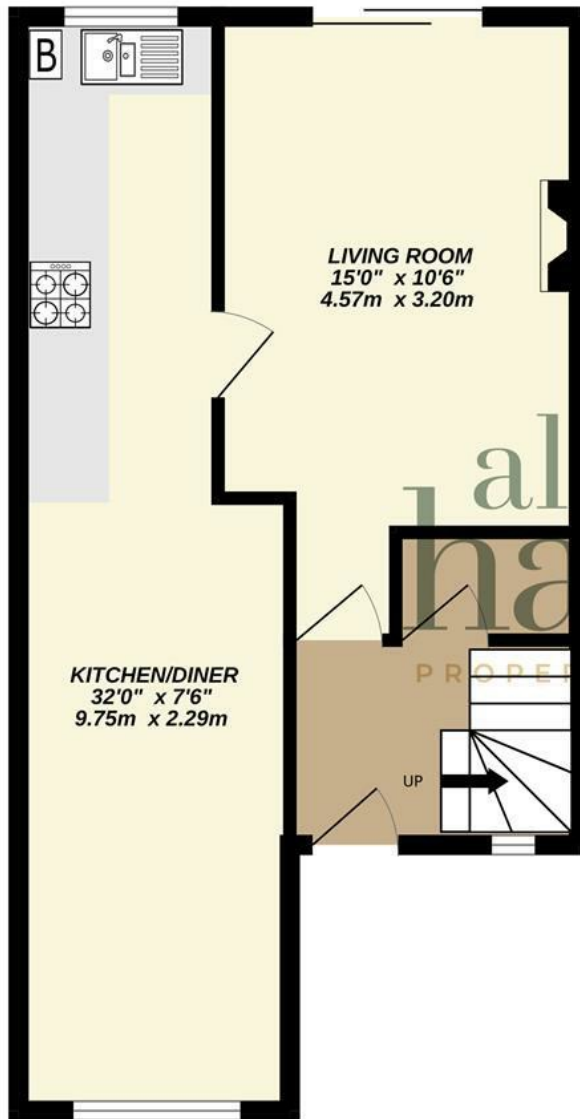




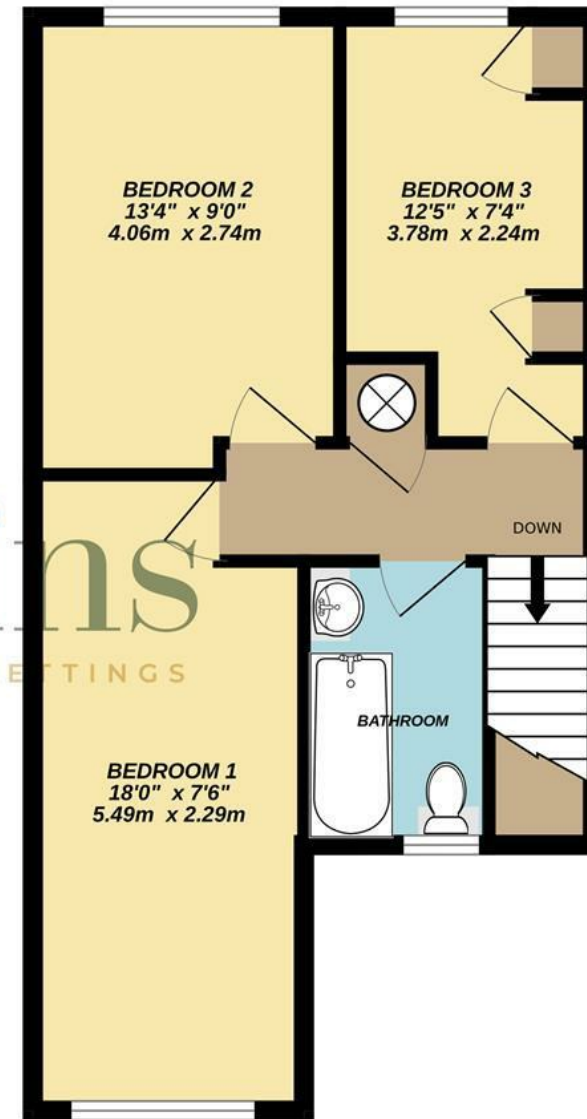




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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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Alan Hawkins

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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.

