



Victoria Drive, Lyneham, SN15 4TE

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

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PROPERTY SALES & LETTINGS

- Three Bedroom Semi-Detached
- Three Car Driveway Parking
- Modern Kitchen
- Good Size Rear Garden
- Gas Radiator Central Heating

- Attached Garage
- Beautifully & Tastefully Presented Throughout
- Lounge/Diner
- Upvc Double Glazing
- Viewings Recommended

# 61 Victoria Drive Lyneham, SN15 4TE

**£287,500**

Situated on the fringes of Lyneham, this well presented three bedroom semi-detached home offers generous living space, a private rear garden and excellent parking with a three car driveway and garage.

The accommodation begins with a separate entrance hallway leading to a spacious 23ft lounge/diner, providing a great open-plan living and entertaining space, complete with French doors opening onto the rear garden. The kitchen is fitted in a modern style and also benefits from direct access outside.

To the first floor, there are two comfortable double bedrooms, both well proportioned, with fitted wardrobes to bedroom two, alongside a single bedroom ideal as a nursery, home office or dressing room. A family bathroom completes the layout, fitted with a shower over the bath.

Externally, the property enjoys a fully enclosed rear garden of approximately 45ft in length, offering a good degree of privacy and not directly overlooked. The space is well arranged with a combination of patio and decked seating areas, along with access into the attached garage via a personal door. To the front, an extended driveway provides off-road parking for multiple vehicles.

Further benefits include uPVC double glazing and gas fired central heating.

For further information or to arrange a viewing, 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

## Tenure

Freehold

**Flood Risk: Very Low (Environmental Agency)**

**Internet Speeds: Upto 100 mbps (Ofcom)**

**Water + Waste: Mains**

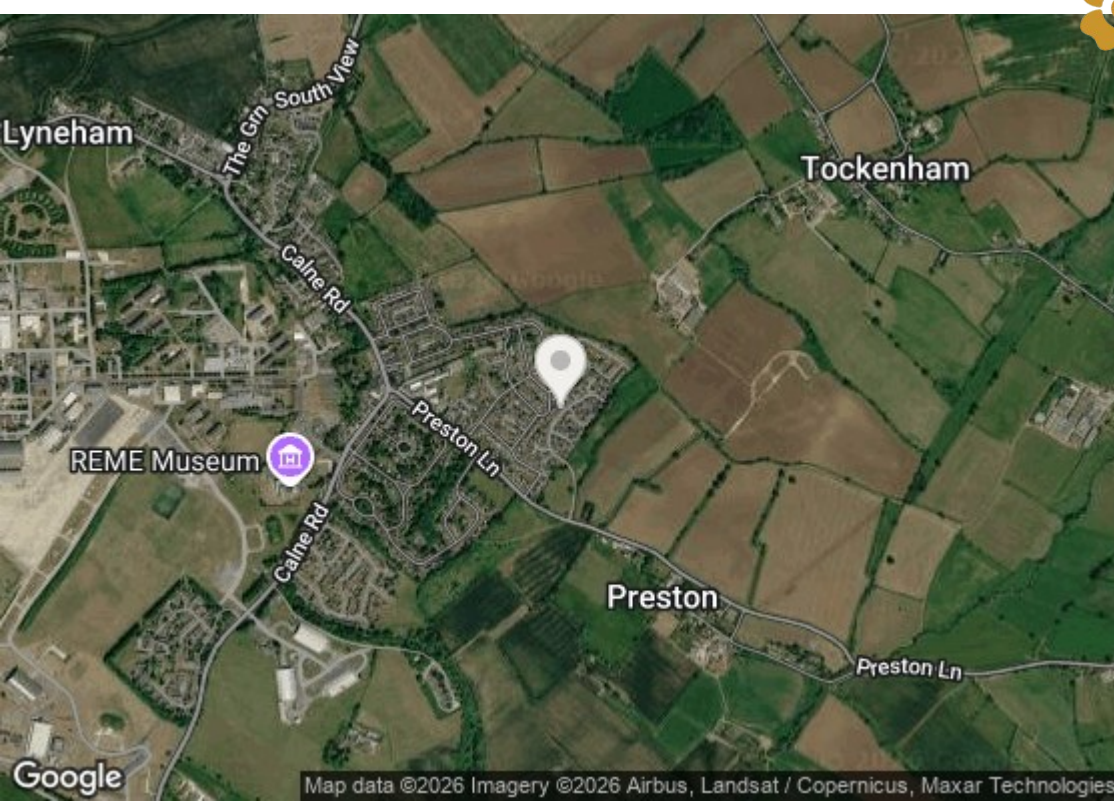
**Electric: Mains**

**Gas: Mains**

**Energy Efficiency Rating (England & Wales)**








### Energy Efficiency Rating

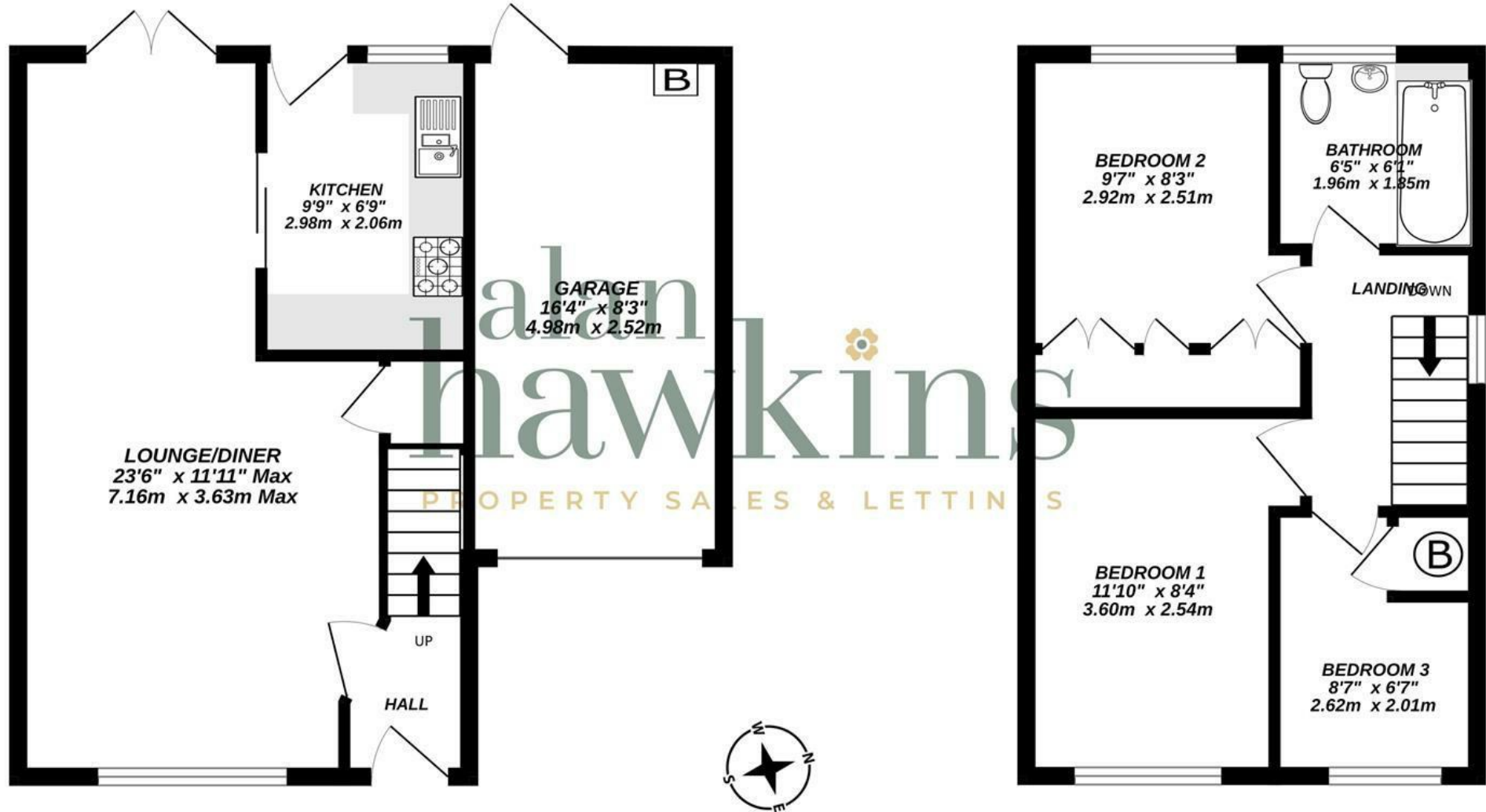
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC 

**GROUND FLOOR**  
480 sq.ft. (44.6 sq.m.) approx.

**1ST FLOOR**  
344 sq.ft. (32.0 sq.m.) approx.



**TOTAL FLOOR AREA : 824 sq.ft. (76.5 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.



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