



Sycamore Close, Lyneham, Chippenham, SN15 4TC

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PROPERTY SALES & LETTINGS



- Extended Family Home
- Ground Floor Bedroom + Shower
- Modern Kitchen
- 3 Double Bedrooms
- Off Road Parking
- 3/4 Bedrooms
- Utility Room
- Sun Lounge Extension
- Maintenance Free Rear Garden
- Great Value!

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21 Sycamore Close, Lyneham Chippenham, SN15 4TG

£270,000

An impressive 3/4 bedroom terraced house positioned in a cul-de-sac location in the village of Lyneham, a bustling village located between the market towns of Royal Wootton Bassett, Calne and the larger town of Chippenham.

Benefitting from a garage conversion to provide a versatile ground floor bedroom 4 with shower and separate utility, the property also enjoys a sun lounge with insulated pitched roof to the rear. Further to the ground floor is a WC, 19ft Lounge/Diner and modern fitted kitchen with integrated appliances. To the first floor are three double bedrooms and family bathroom. Outside to the rear is an enclosed maintenance free rear garden with gated access whilst to the front is a block paved driveway providing off road parking for 2 vehicles.

Further attributes include gas radiator central heating and solar panels (owned) making for an energy efficient home. All-in-all a wonderful home that must be viewed!

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

Services

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

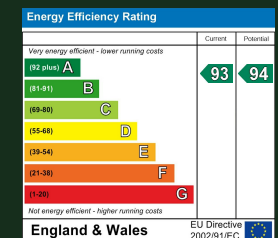
Internet Speeds: Upto 100 mbps (Ofcom)

Water + Waste: Mains

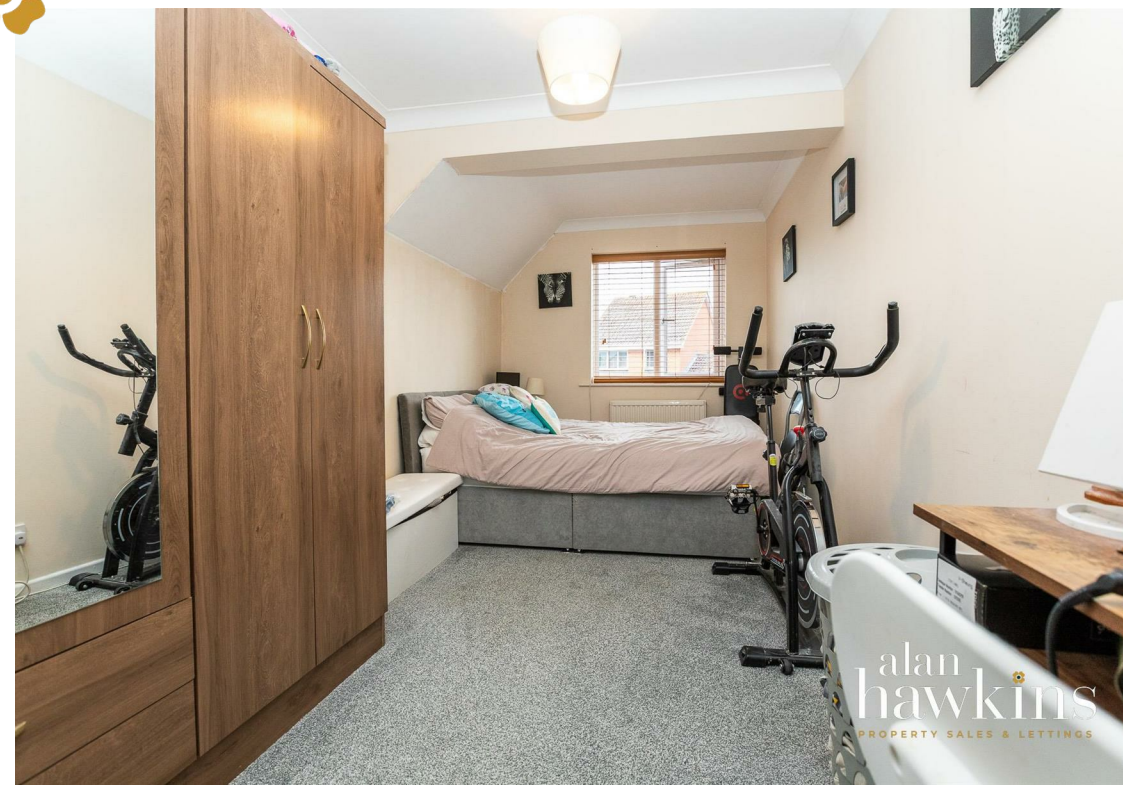
Electric: Mains

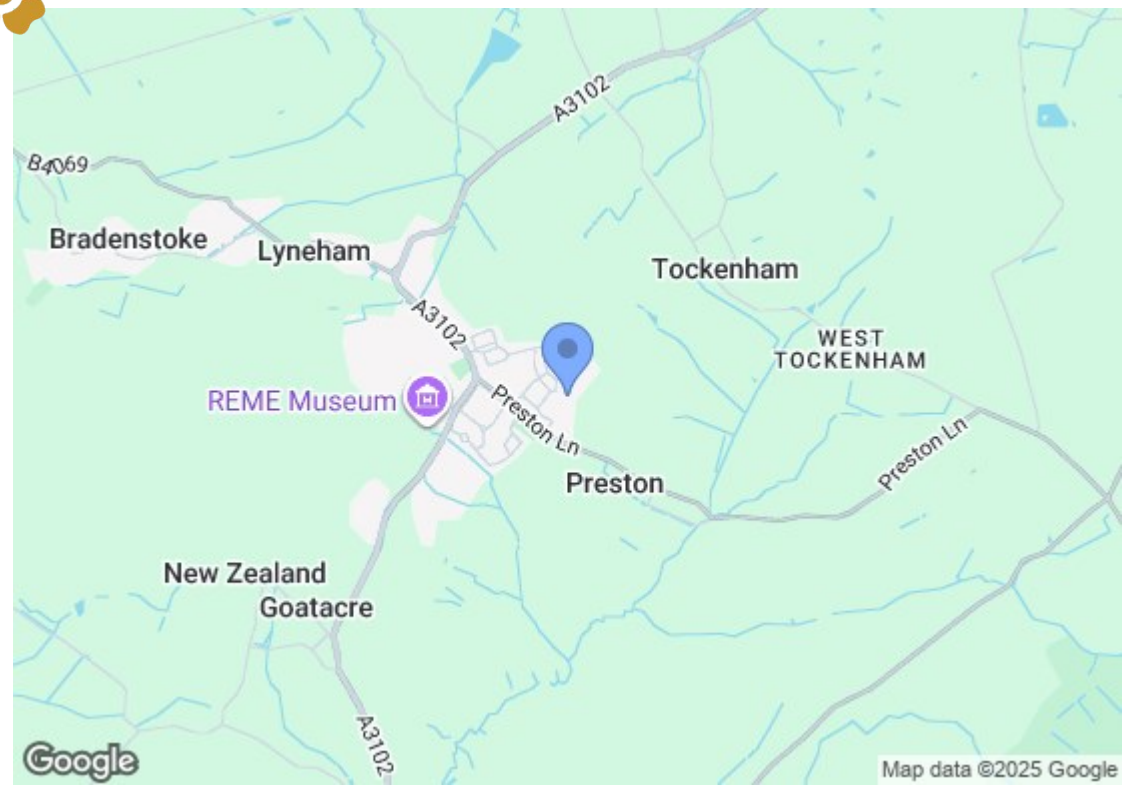
Gas: Mains

Energy Efficiency Rating (England & Wales)

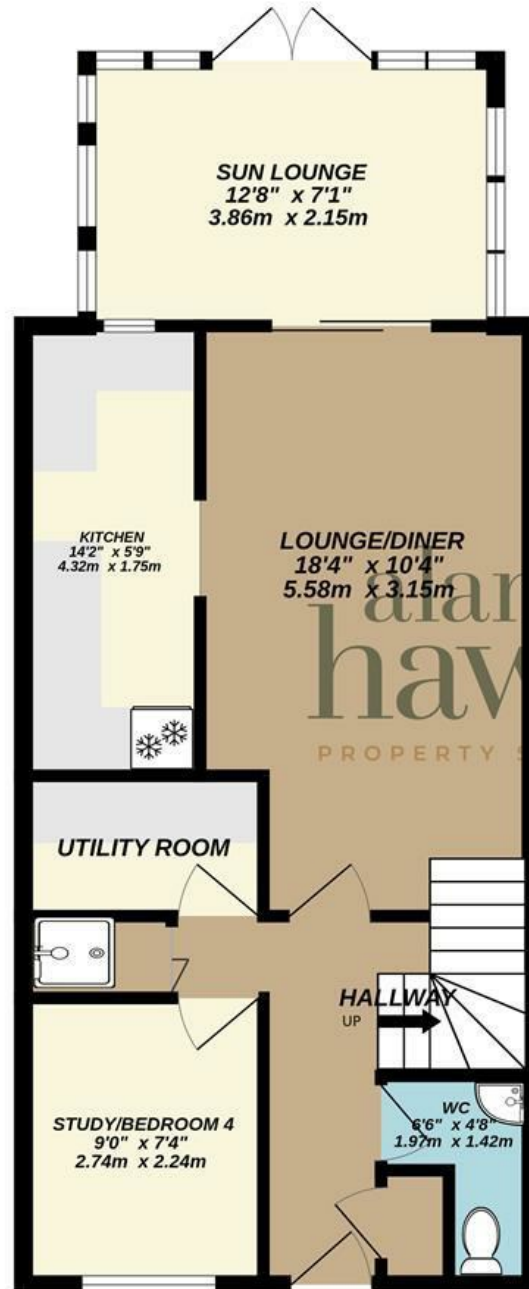








GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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.

