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Britannia Crescent, Lyneham, SN15 4AW

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PROPERTY SALES & LETTINGS



- Three Bedroom Middle Terrace House
- Utility Room
- Modern Family Bathroom
- Generous Rear Garden

- Kitchen/Breakfast Room
- Lounge/Diner
- Double Width Parking To Front
- Gas Combination Boiler

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44 Britannia Crescent Lyneham, SN15 4AW

£245,000

A three bedroom middle terrace family home situated in a popular residential location within the village of Lyneham located between the neighbouring towns of Chippenham, Royal Wootton Bassett & Calne.

This home offers an entrance hall, a 19'8ft dual aspect living room with patio doors to the rear garden, a kitchen/breakfast room with separate utility room, three generously sized bedrooms to the first floor with bedrooms two and three having built in wardrobes and a modern family bathroom.

Outside to the rear is a generous fully enclosed garden, mainly laid to lawn with a patio & decked seating/BBQ area whilst to the front is off road parking for two vehicles.

Further attributes include gas radiator central heating via a combination boiler and uPVC double glazing.

To view this property contact Alan Hawkins Property Sales today on 01793 840222.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band C For year 2023/24 = £1,862.43
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Energy Efficiency Rating (England & Wales)

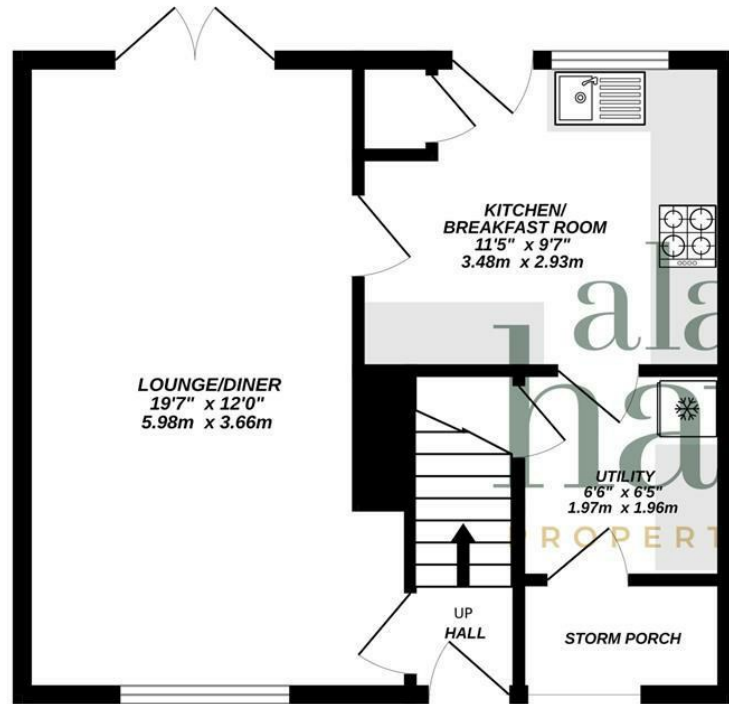
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



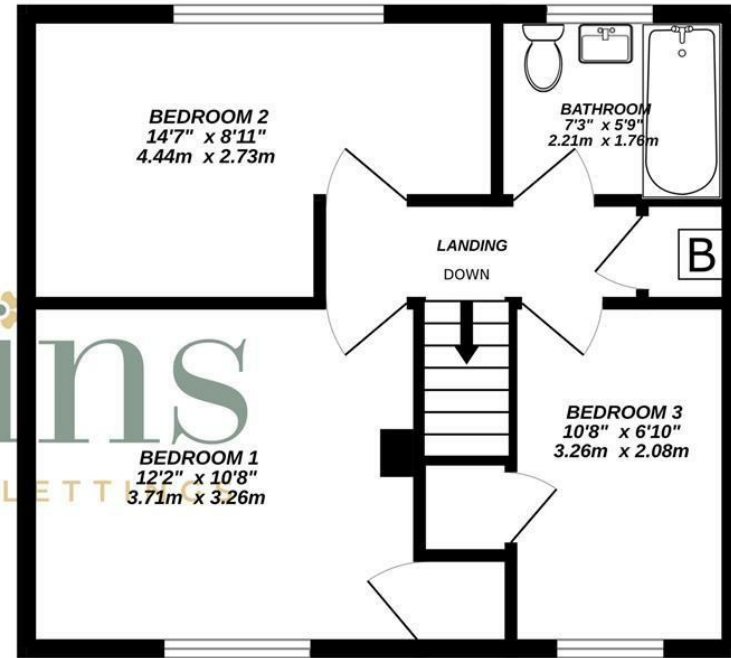




GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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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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