



Britannia Crescent, Lyneham, SN15 4AN

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PROPERTY SALES & LETTINGS



- 3 Bedroom Mid terraced
- 1200 Sq Ft of accommodation
- Separate Lounge
- Off road Parking

- Extended
- Open plan Kitchen/Dining/Family Room
- 9' x 7' garden storage with power
- Gas central heating

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PROPERTY SALES & LETTINGS

# 25 Britannia Crescent Lyneham, SN15 4AN

£299,950

A charming and extended 3 bedroom terraced house that offers 1200 sq ft of delightful living accommodation located in this popular village location offering easy access to the local primary school and local shops.

Extended by the current owners in 2018, the house boasts a large modern kitchen with ample storage being open plan into a wonderful family/dining room with two sliding patio doors to the rear and a further two reception rooms. The first floor features three generous bedrooms, the primary room with a dressing area and en-suite shower room and a further bathroom ensuring convenience and comfort for all residents. Externally there is a driveway providing off road parking for two cars and a generous rear garden being fully enclosed and includes a garden storage shed with power facilities.

Lyneham is a popular village located in the north of Wiltshire. It is conveniently situated approx. 4 miles southwest of Royal Wootton Bassett, approx. 5.5 miles north of Calne and approx. 11 miles southwest of Swindon - all

of which benefit from Primary & Secondary Schools, and a range of shops and amenities.



## Viewings

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

## Council Tax: Wiltshire Council

Tax Band C For year 2024/25 = £1956.75

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

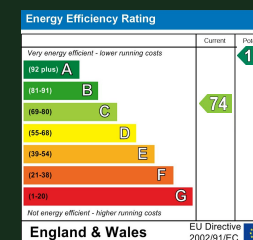
## Tenure

Freehold

## Management Fee

£68 pcm.

## Energy Efficiency Rating (England & Wales)

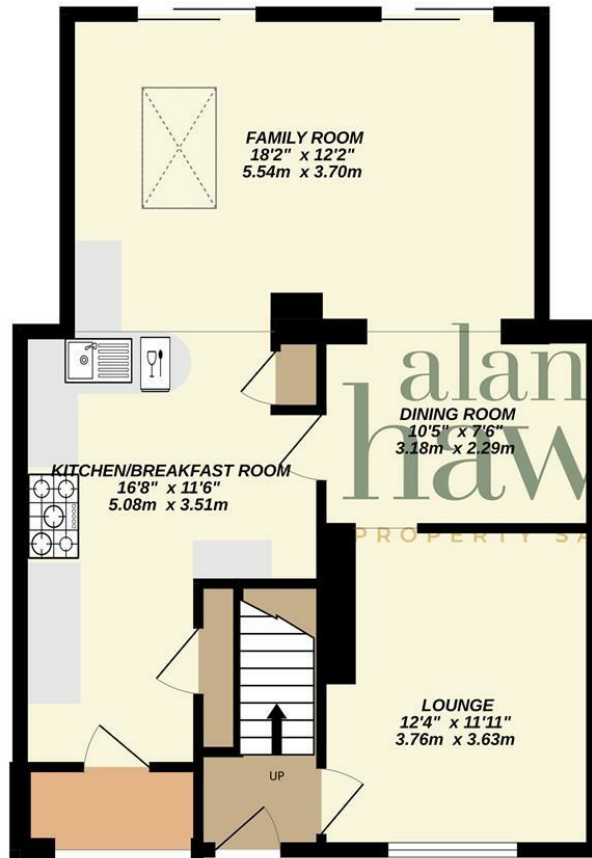




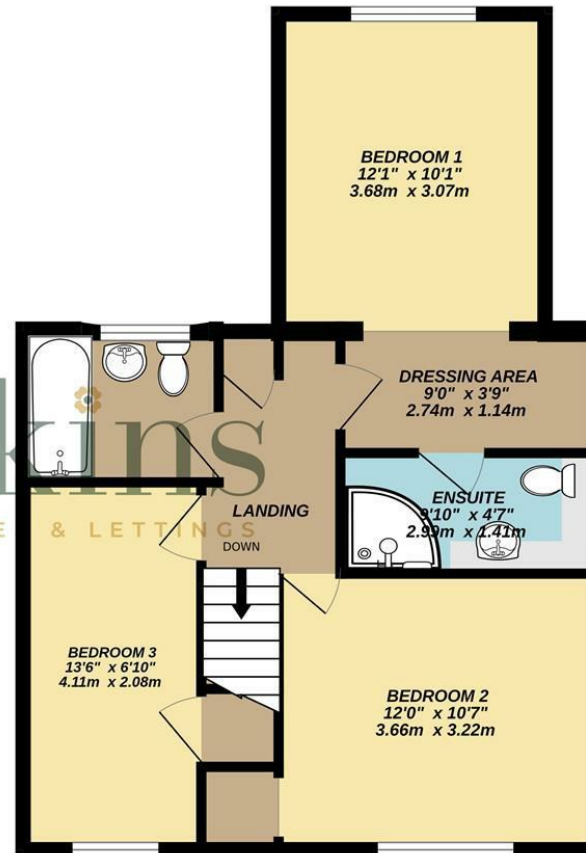




GROUND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (112.0 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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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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