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PROPERTY SALES & LETTINGS

Chippenham Road, Lyneham, SN15 4PA

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



- Very Attractive 34 x 20 Two Bedroom Park Home
- Two Car Side By Side Parking
- Beautifully Presented Throughout
- En-suite Shower Room
- Bedroom 2 With Fitted Wardrobes

- Private Corner Position
- Sited in 2015
- Modern Walk In Shower Room
- Walk-in Wardrobe
- Short Walk From Local Shops



# 9 Greenfield Estate Chippenham Road Lyneham, SN15 4PA

**£185,000**

For sale with NO ONWARD CHAIN is this beautifully presented 'Stately Albion Chatsworth Gold' two bedroom 34 x 20 park home pleasantly positioned occupying a private corner plot within Greenfield Residential Park, an over 50s pet friendly site within a short walk of the local shops, amenities and bus route.

This home internally offers a modern kitchen with integral appliances with an opening into a light and spacious dual aspect open plan living/dining room, an inner hallway leads to an updated shower room with walk-in shower room, bedroom two with two sets of fitted wardrobes and bedroom one which benefits a

walk-in-wardrobe and en-suite shower room.

Externally the home is surrounded by a low maintenance fully enclosed garden with double gates leading to the two car driveway to the front.

Further benefits include LPG heating, mains water, mains drainage, mains electric and superfast broadband available through Sky with estimated speeds of 61Mb/s.

A fantastic home overall which simply must be viewed.



## Viewings

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

**Council Tax: Wiltshire Council**

**Tax Band A For year 2024/25 = £1467.57**  
For information on tax banding and rates, please call Wiltshire Council

## Ground Rent

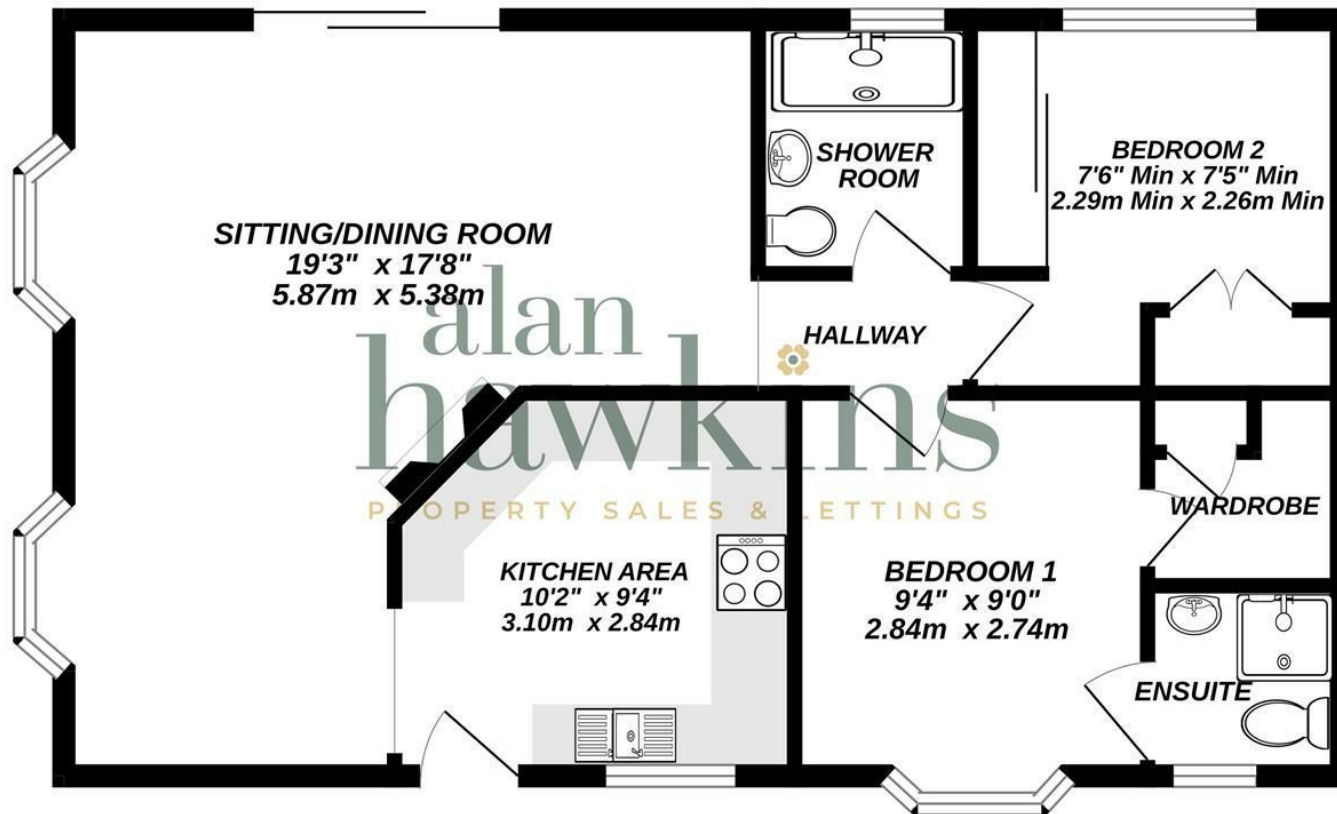
**Ground rent - £236.54 includes mains & waste water**

**Mobile Homes Act 1983**



# GROUND FLOOR

633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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