



alan
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Britannia Crescent, Lyneham, Chippenham, SN15 4AW

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS

- 3 Bedroom Family Home
- Beautifully Presented
- Kitchen + Utility Room
- Lengthy Mature South West Facing Garden
- Viewing Highly Recommended

Conservatory

Spacious Lounge with Log Burning Stove

3 Good Bedrooms all with Built in Wardrobes

2 x Allocated parking Spaces to Front

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28 Britannia Crescent, Lyneham Chippenham, SN15 4AW

£250,000

An immaculately presented three-bedroom mid-terrace home, located in a popular residential area within the village of Lyneham. Beautifully maintained and finished to a high standard, this delightful property boasts a spacious conservatory, engineered oak flooring with matching internal doors, a charming wood-burning stove, modern uPVC double glazing, and two allocated parking spaces to the front.

The accommodation begins with an inviting entrance hall leading into a generous 19'8" living room, featuring French doors that open into a stylish, brick-based conservatory with direct access to the rear garden. The well-equipped kitchen includes a range oven and is complemented by a separate utility room, offering additional practicality.

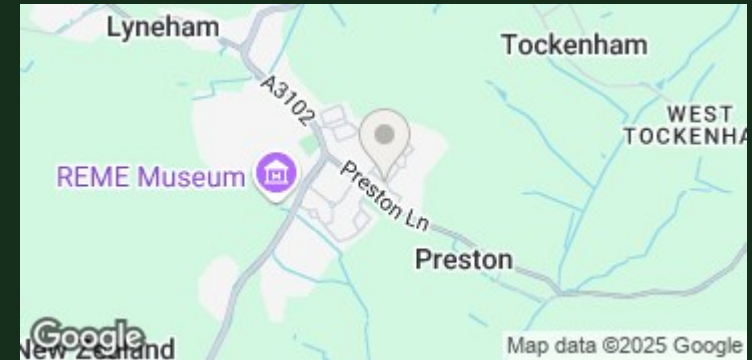
Upstairs, the property offers three bedrooms, all benefiting from fitted carpets and built-in wardrobes. A contemporary bathroom, finished with tasteful fittings, and an airing cupboard complete the first floor.

Outside, the property enjoys a fully enclosed South West facing rear garden stretching

approximately 60ft, mainly laid to lawn with two storage sheds towards the rear of the garden. The gas radiator central heating and hot water are supplied by a 'Worcester Bosch' boiler.

A superb home in a well-regarded location—viewing is highly recommended. Contact Alan Hawkins Property Sales today on 01793 840222.

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



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

Management Fee

£90 pcm (include mains Water usage)

Flood Risk: Very Low (Environmental)

Internet Speeds: Up to 100 mbps (Ofcom)

Water (Included)

Waste: Mains

Electric: Mains

Gas: Mains

Construction Type: Wimpey no-fines:

Wimpey No-Fines properties are not classed as defective under the Housing Defects Act 1984.

Energy Efficiency Rating (England & Wales)

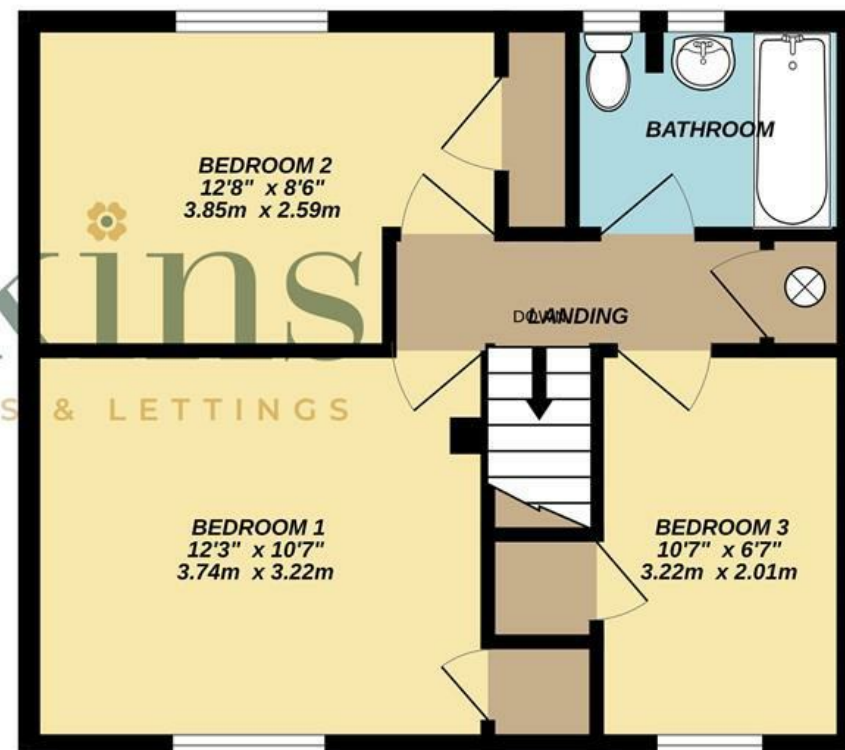
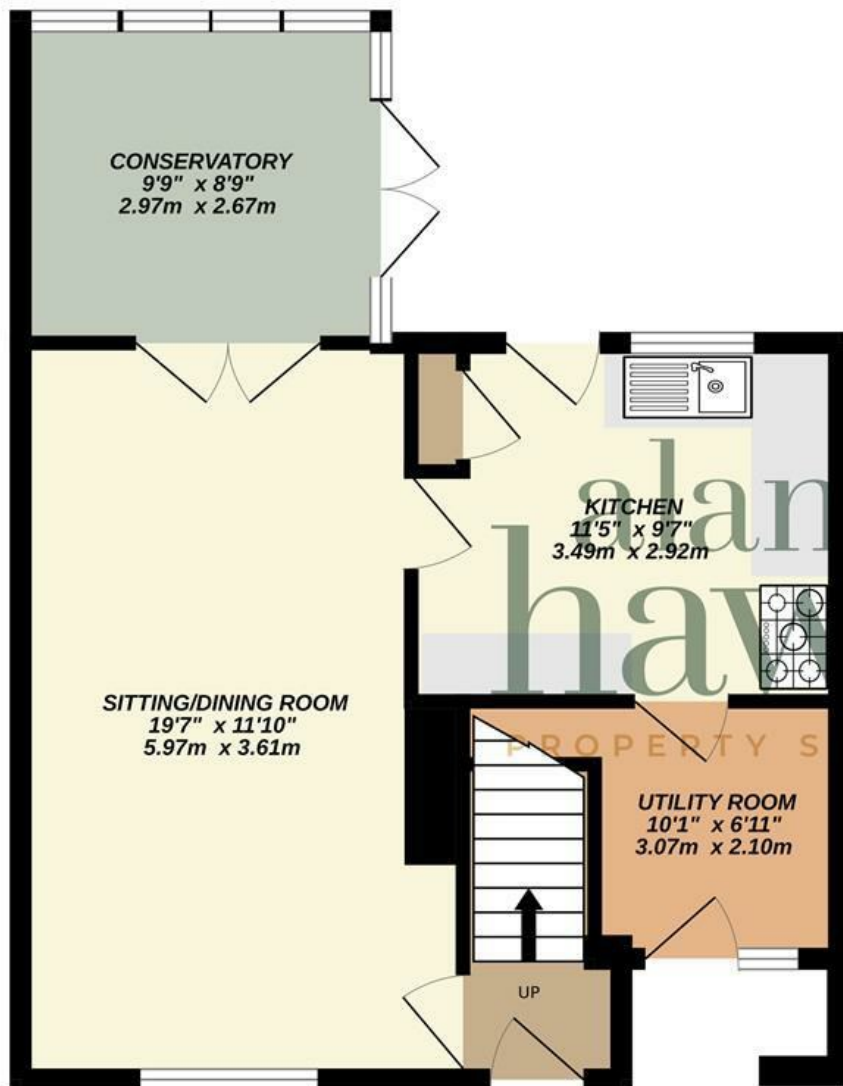






GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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.

