



Britannia Crescent, Lyneham, Chippenham, SN15 4AW

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PROPERTY SALES & LETTINGS



- Greatly Extended 3/4 Bedroom House
- Very Well Presented
- Allocated Parking
- Brick Storage Shed
- 2 Minute Walk from local School.

- Popular Location
- 2 Bathrooms
- South West Facing Rear Garden
- Viewing recommended

37 Britannia Crescent, Lyneham Chippenham, SN15 4AW

£272,500

A charming and well-extended three-bedroom terraced home offering over 1,000 sq ft of versatile living space, ideally positioned within this sought-after village, just a short walk from the local primary school and shops.

Extended by the current owners in 2002, the ground floor comprises an inviting front lounge which flows through to a spacious 16' family room with an adjoining shower room –ideal for use as an additional living area or potential ground floor bedroom. A stylish modern kitchen, fitted with gloss white units, leads into a particularly generous and practical utility room, offering excellent additional storage and workspace.

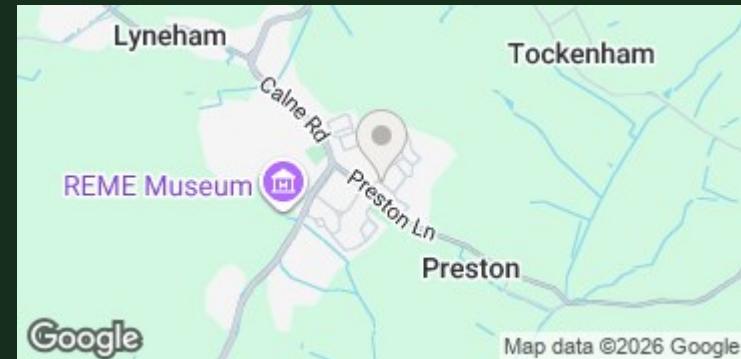
Upstairs, the first floor provides three well-proportioned bedrooms and a modern and attractive family bathroom.

Outside, the property benefits from off-road allocated parking, while to the rear is a generous, fully enclosed garden enjoying a sunny south-westerly aspect, an enclosed seating area and a useful brick-built garden

store.

Lyneham is a thriving North Wiltshire village, conveniently located approximately 4 miles southwest of Royal Wootton Bassett, 5.5 miles north of Calne, and around 11 miles from Swindon. All nearby towns offer a good range of shops, amenities, and both primary and secondary schooling.

To arrange a viewing, please contact Alan Hawkins Property Sales on 01793 840222.



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

Estate Management fee: £97 pcm (Includes Mains Water Usage)

Flood Risk: Very Low (Environmental Agency)

Internet Speeds:

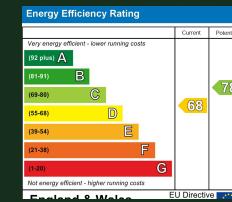
Waste Water: Mains

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)





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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.

