



Sycamore Close, Lyneham, SN15 4TC

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PROPERTY SALES & LETTINGS

- 
- 1 Bedroom Back-to-back House
 - Private Garden
 - Spacious Lounge
 - Gas radiator Central Heating
 - Allocated Parking

- Useful Loft Space
- Modern Kitchen
- Conservatory
- uPVC Double Glazing
- Early Viewing Recommended.

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5 Sycamore Close Lyneham, SN15 4TG

£180,000

This delightful and much-improved one-bedroom back-to-back townhouse offers spacious and versatile accommodation, enhanced by the addition of a striking hexagonal conservatory and a useful loft room.

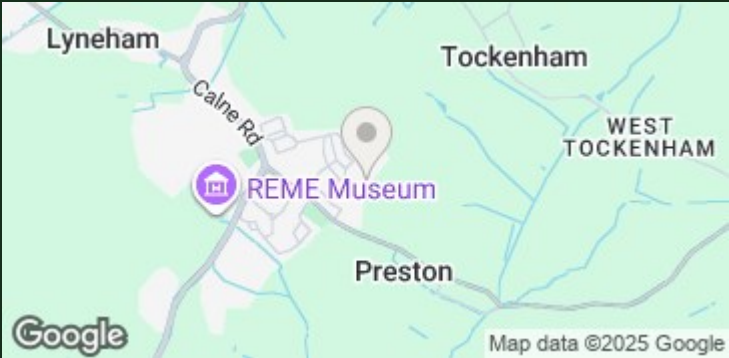
Pleasantly positioned at the head of a quiet cul-de-sac adjoining open fields, the property enjoys a peaceful setting while remaining conveniently located for local amenities. The home benefits from gas radiator central heating with a modern boiler installed in 2020, as well as an enclosed rear garden of generous proportions.

The accommodation briefly comprises an entrance hall, a comfortable lounge leading into the bright conservatory, and a well-equipped kitchen. To the first floor there is a master bedroom with staircase access to the versatile loft space, together with a modern bathroom.

Outside, the property features a private parking space and gated access to a neat, easily maintained garden—ideal for

relaxation or entertaining.

Overall, this is a superior one-bedroom home, thoughtfully improved and is sure to please. Early viewing is highly recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1791.87
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

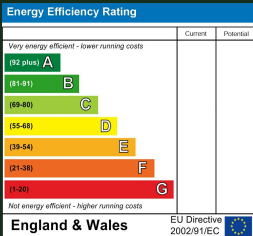
Tenure

Freehold

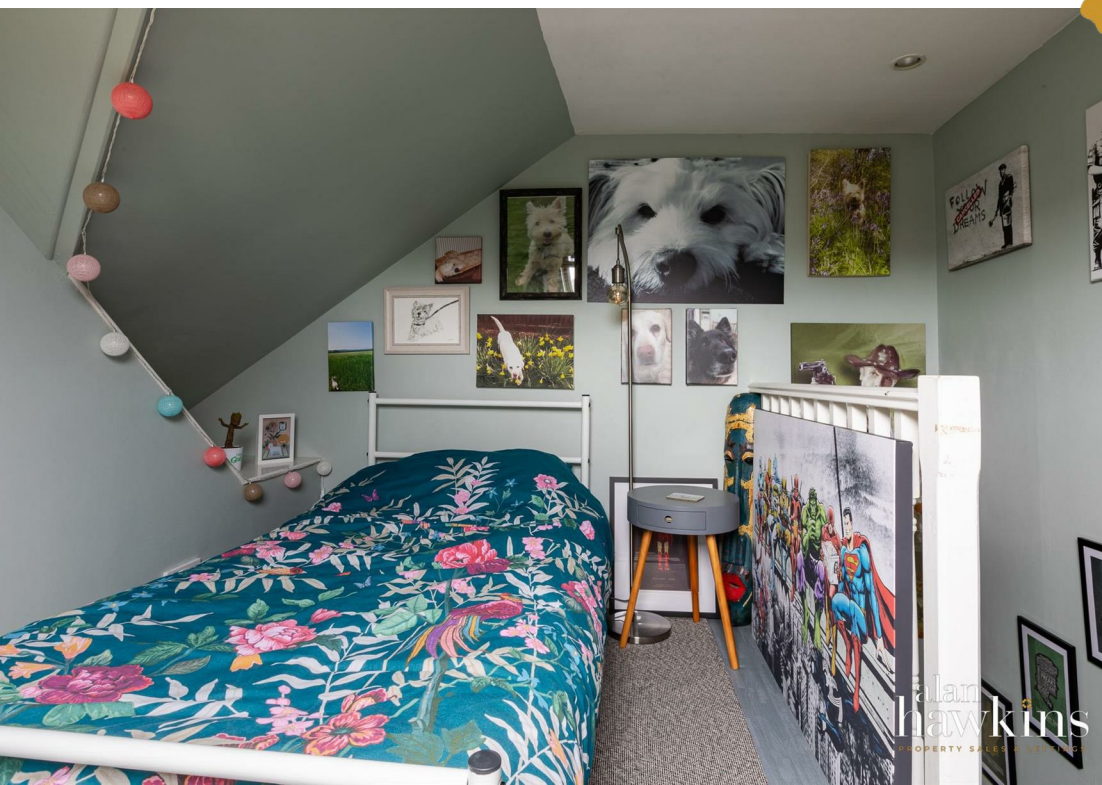
Services

Tenure: Freehold
Flood Risk: Very Low
Internet Speeds: up to 100 mbps
Gas: Mains
Water & Waste: Mains

Energy Efficiency Rating (England & Wales)

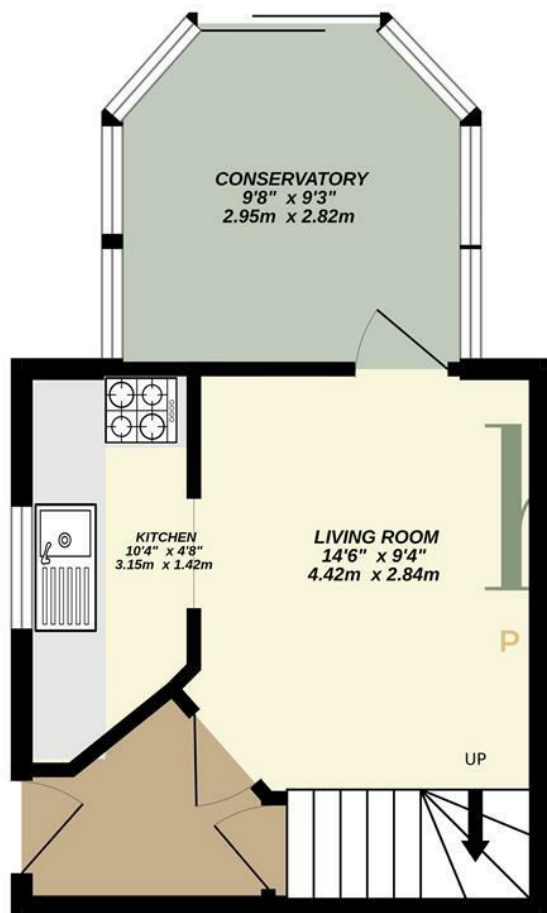








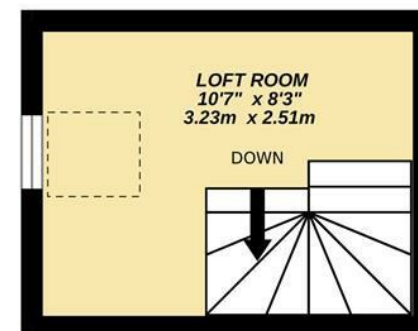
GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.



2ND FLOOR
87 sq.ft. (8.1 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

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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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