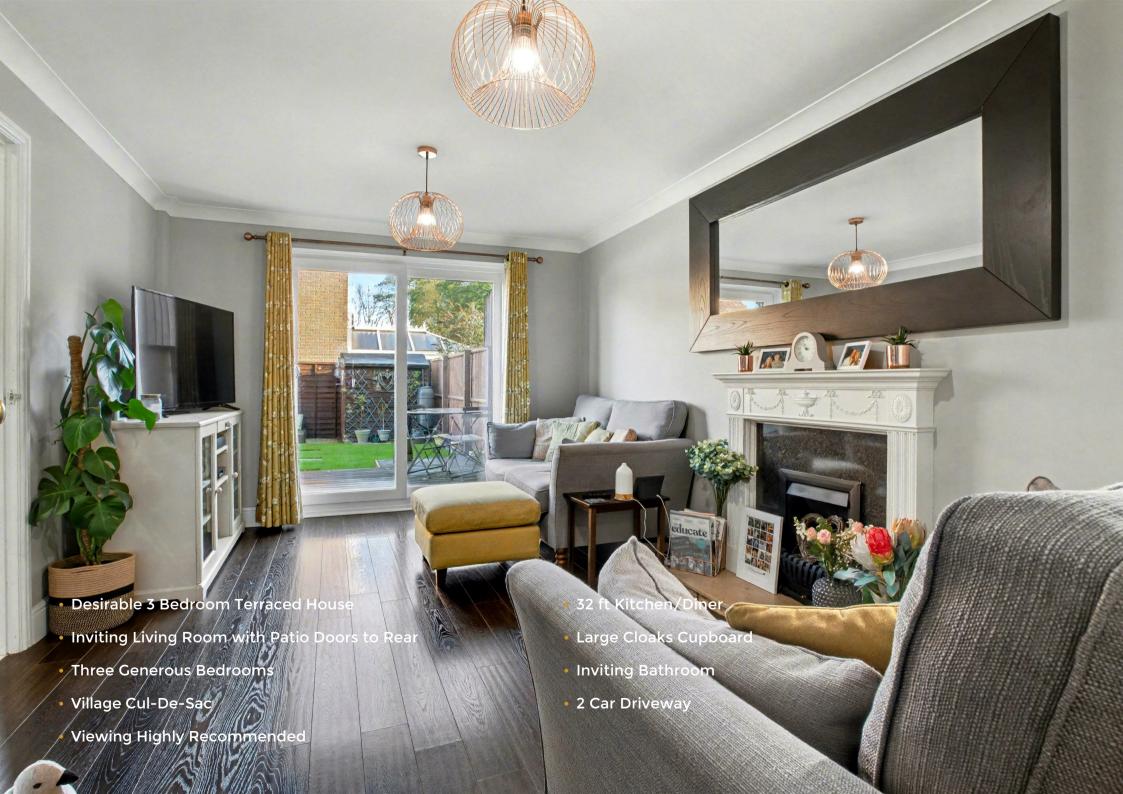


Victoria Drive, Lyneham, Chippenham, SN15 4TF





# 40 Victoria Drive, Lyneham, Chippenham, SN15 4TF

£270,000

A beautifully presented three-bedroom family home, perfectly positioned in the highly sought-after village of Lyneham, Wiltshire. The property offers spacious and well-planned accommodation, including a generous entrance hallway with storage cupboard, a bright living room with sliding doors to the rear garden, and a large openplan kitchen/dining area. Upstairs, you'll find three good double bedrooms and a modern bathroom suite.

Further features include a beautifully landscaped rear garden and driveway parking for two vehicles.

Ideally located in an established residential area, the home is just a short walk from picturesque open countryside, offering the best of village living in a desirable Wiltshire setting.

Call Alan Hawkins Property Sale to arrange a viewing.



## **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:- N/A

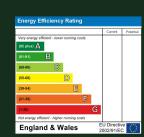
Flood Risk: Very Low (Environmental Agency)

Internet Speeds: Up to 100 mbps

**Gas: Mains** 

Water & Waste: Mains

Energy Efficiency Rating (England & Wales)













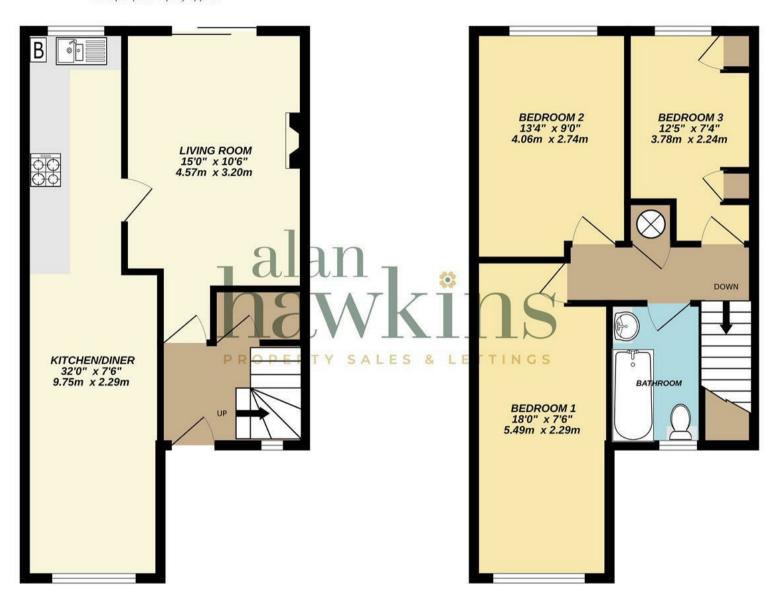












TOTAL FLOOR AREA: 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorphan 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.



01793 840 222 | alan**hawkins**.co.uk

## **Alan Hawkins**

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

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

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/survevor.





