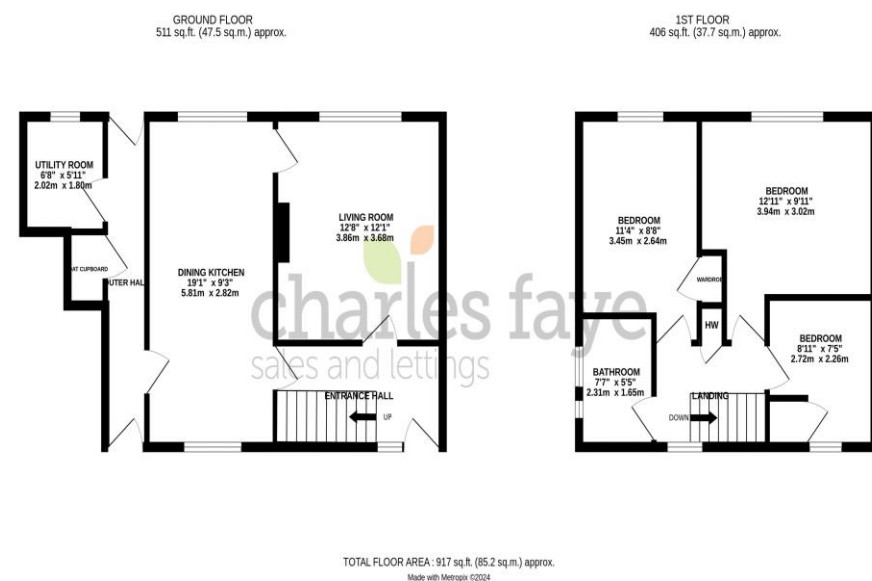


DIRECTIONS TO THE PROPERTY

From the Charles Faye office turn right on to Wood Street and then bear right at the roundabout on to Oxford Road. Proceed straight over at the next roundabout and straight over at the next two roundabouts heading towards Lyneham / Wootton Bassett. Continue along for approximately 4.5 miles passing through the village of Hilmarton and Goatacre. Upon entering Lyneham, you will pass by the Remy base on the left hand side. At the next roundabout bear left and take the second turning on the right in to Pound Close. The property can be found in a small cul-de-sac on the right hand side.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Charles Faye is the trading name of Lifestyle Options Limited. Company registration number 07448943.



VIEW ONLINE



CHARLES FAYE

Charles Faye Estate Agents has been successfully selling properties for many years in Calne and the surrounding villages.

We are delighted to be the only estate in the Calne area to be awarded exclusive membership of The Guild of Professional Estate Agents, providing us access to a network of other like-minded estate agents who are all committed to improving and enhancing the service and public perception of estate agencies across the UK.

Membership is contingent upon on-going good reputation and customer service and is reviewed annually to ensure we meet the strict criteria as detailed in The Guild's Code of Conduct.

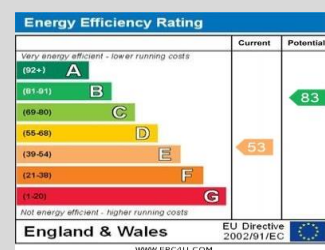
FINANCIAL ADVICE

Free independent financial advice is available. Please call us for more information.

COUNCIL TAX BAND

The council tax band for this property is band C

PROPERTY RATING



Charles Faye Estate Agents
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27 Pound Close
Chippenham, SN15 4PJ

£260,000

'People & property are always at the heart of whatever we do'

charles faye
sales and lettings

27 Pound Close, Chippenham

This fully refurbished semi-detached home in Lyneham village offers a blend of modern living and traditional charm. The spacious dining kitchen is ideal for family meals and entertaining, while the living room provides lovely views over the large rear garden, creating a relaxing and inviting space. A convenient utility area adds practicality to everyday tasks. The property includes three well-sized bedrooms, providing ample space for a family, and a contemporary family bathroom. The generously sized rear garden is perfect for outdoor activities and relaxation, offering a private and serene retreat. Situated in the picturesque village of Lyneham, this home is move-in ready and ideal for those seeking a comfortable and stylish living environment. With its extensive refurbishment, ample living space, and attractive garden, it promises a delightful lifestyle in a charming village setting.

- Fully Refurbished
- Stunning Dining Kitchen
- Good Size Living Room
- Gardens To Front And Rear
- Three Bedrooms
- Utility Room
- Modern Bathroom
- CHAIN FREE

PROPERTY FRONT

Pathway leading to front and side doors, front door with canopy porch over.

ENTRANCE HALL

Upvc double glazed window to front, stairs rising to first floor, radiator, doors to living room and dining kitchen.

LIVING ROOM 12' 8" x 12' 1" (3.86m x 3.68m)

Uvc double glazed window to rear, radiator, telephone point, door to dining kitchen.

DINING KITCHEN 19' 1" x 9' 3" (5.81m x 2.82m)

Dual aspect double glazed windows to front and rear, modern fitted wall and base cabinets with work surface over and matching upstands, sink unit, eye level double oven, built in microwave, electric hob, stainless steel splash back, stainless steel extractor chimney over, integrated fridge freezer, space and plumbing for washing machine, recessed spot lights, radiator, vinyl flooring, door to outer hall.



OUTER HALLWAY 17' 7" x 3' 0" (5.36m x 0.91m)

Providing front and rear access, doors to coat store with a wall and base unit and coat hanging. Door to utility room.

UTILITY ROOM 6' 8" x 5' 1" (2.03m x 1.55m)

Window to rear, fitted with wall and base cabinets with work surface over.

FIRST FLOOR ACCOMMODATION

LANDING

Upvc double glazed window to front, loft access, doors to bedrooms, bathroom, airing cupboard housing hot water cylinder, radiator.

BEDROOM ONE 12' 11" x 9' 11" (3.93m x 3.02m)

Upvc double glazed window to rear, radiator.



BEDROOM TWO 11' 4" x 8' 8" (3.45m x 2.64m)

Upvc double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE 8' 11" x 7' 5" (2.72m x 2.26m)

Upvc double glazed window to rear, built in wardrobe, radiator.

FAMILY BATHROOM 7' 7" x 5' 5" (2.31m x 1.65m)

Two upvc double glazed obscure windows to side, hidden cistern close coupled w.c., vanity wash hand basin, paneled bath with shower over, shower screen, tiled surrounds, recessed spotlights, chrome towel rail, laminate flooring.



EXTERNALLY

FRONT GARDEN

Fully enclosed with gated access, mainly laid to lawn, secured side access to rear, enclosed oil fired boiler, outside tap.

REAR GARDEN

The garden is fully enclosed with mature hedging and fence panels with secured side access to front of property. There is a good size patio area for those sunny days, wooden shed, screened oil tank and the remainder is laid to lawn.

