



Preston Lane, Lyneham Chippenham SN15 4AR

welcome to

Preston Lane, Lyneham Chippenham

A well-presented property featuring an entrance hall, cloakroom, spacious lounge, kitchen, and conservatory. Upstairs offers two bedrooms and a modern shower room. Outside boasts a block paved driveway, large single garage, and rear garden with pond and patio. Additional benefits include loft storage.



Entrance Hall

Cloakroom

WC, wash hand basin with tiled splash backs, heated towel rail, tiled floor, window to side aspect.

Lounge

10' max x 21' max (3.05m max x 6.40m max)

Window to front aspect, ceiling fan, carpet, electric fireplace, door to the kitchen, door to the conservatory.

Kitchen

8' max x 12' max (2.44m max x 3.66m max)

Wall and base units, tiled floor, stainless steel sink and drainer, plumbing for a washing machine, plumbing for a dishwasher, boiler, window to rear aspect.

Conservatory

9' max x 8' max (2.74m max x 2.44m max)

Wood panelled walls.

Bedroom One

11' max x 16' max (3.35m max x 4.88m max)

Window to front aspect, carpet.

Bedroom Two

12' max x 8' 1" max (3.66m max x 2.46m max)

Window to rear aspect, carpet.

Bathroom

Shower cubicle, WC, wash hand basin, fully tiled, obscured window to rear aspect.

Loft Space

Insulated, part boarded, ladder access, Velux window.

Front Garden

Block paved driveway.

Rear Garden

Pond, greenhouse, gravel path, patio, shrubs.

Outbuilding

Large single garage.

Parking

Off road parking in front of the garage.



view this property online allenandharris.co.uk/Property/CLN109703



welcome to

Preston Lane, Lyneham Chippenham

- Two Bedrooms
- Rear Garden
- Conservatory
- Driveway
- Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CLN109703



Property Ref:
CLN109703 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01249 814681



calne@allenandharris.co.uk



17 High Street, CALNE, Wiltshire, SN11 OBS



allenandharris.co.uk