



## 99 Chippenham Road

Lyneham, SN15 4NX

- VILLAGE SETTING
- CHARACTER
- POTENTIAL FOR EXTENSION
- OFF ROAD PARKING

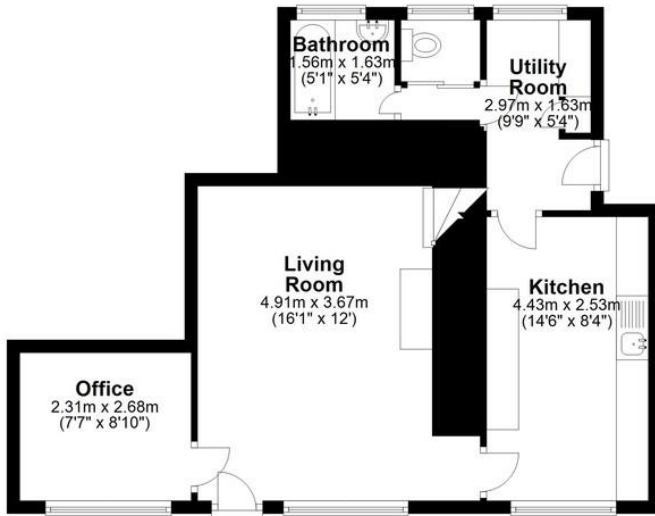
Offers Over £199,950

EPC Rating 'TBC'

  
**SAMUEL MILES**  
SALES & PROPERTY MANAGEMENT

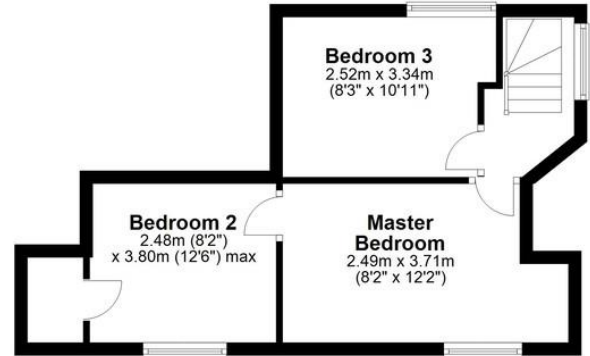
### Ground Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements