

St. Josephs Way, Lyneham, SN15 4FA

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PROPERTY SALES & LETTINGS



- Three Bedroom Semi Detached
- Kitchen/Diner
- Cloakroom
- Side Gated Access
- Brick Based Conservatory
- Good Size Living Room
- Primary Bedroom With En-Suite
- Two Allocated Parking

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6 St. Josephs Way
Lyneham, SN15 4FA

£280,000

A well-presented THREE BEDROOM semi-detached family home with CONSERVATORY, pleasantly positioned towards the head of a cul-de-sac within a popular residential development in the village of Lyneham. Built by Persimmon Homes in 2012, the property offers comfortable and well proportioned accommodation, conveniently situated for access to local amenities, including the village primary school.

The accommodation comprises an entrance hallway, a good-sized living room and a light and airy kitchen/dining room to the rear, with French doors opening into a brick-based conservatory, providing additional and versatile living space overlooking the garden.

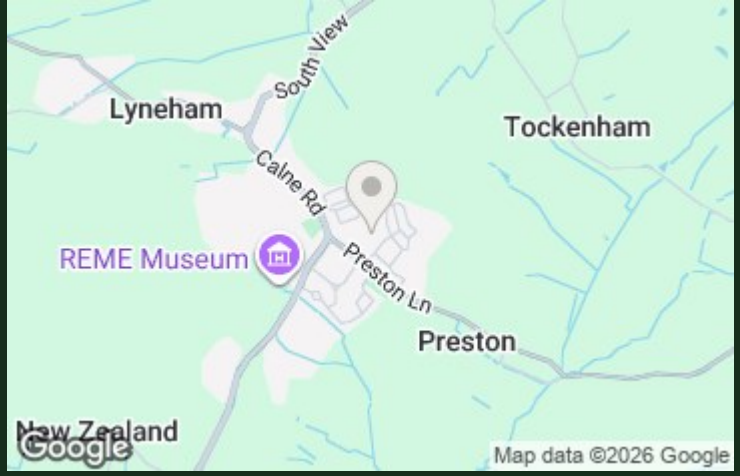
To the first floor, the landing provides access to three bedrooms, including a principal bedroom with its own en-suite shower room, together with a family bathroom benefiting from a side facing window.

Externally, the property enjoys a block-paved frontage with allocated parking conveniently positioned to the side. Gated side access leads to a fully enclosed rear garden, ideal for outdoor seating and entertaining.

Further attributes include uPVC double glazing and gas radiator central heating.

A comfortable and practical home in an established residential setting, well worth an internal viewing.

To arrange a viewing or request further information, contact Alan Hawkins Estate Agents on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

Tax Band C For year 2023/24 = £2150.33
For information on tax banding and rates, please call Wiltshire Council

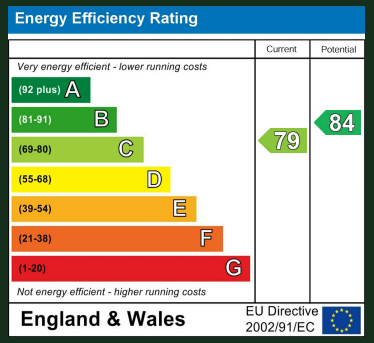
Tenure

Freehold

Management Fee

There is a yearly service fee currently charged at around £360.03 TBC
"A £50 AML administration fee applies to all successful purchasers."

Energy Efficiency Rating (England & Wales)




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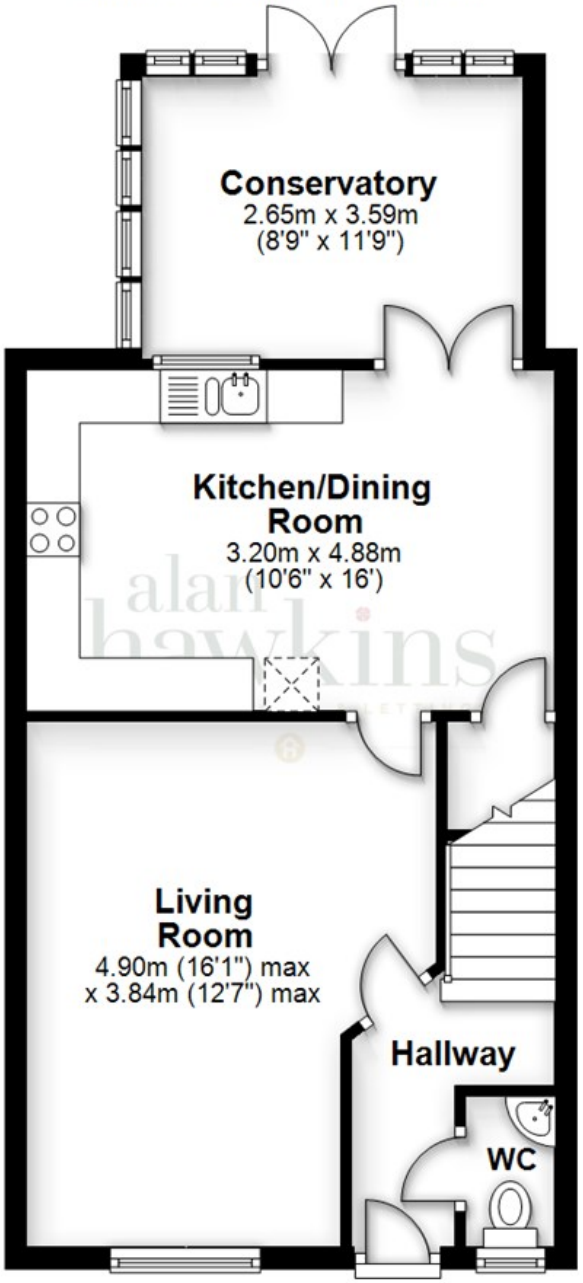

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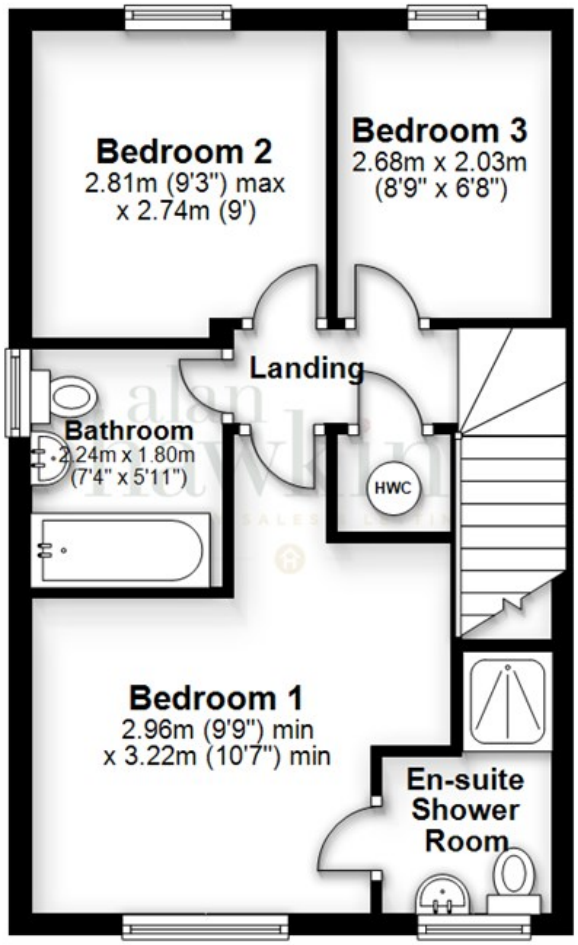
Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 sq. feet)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is is for illustrative purposes only and should be used as such. Not to scale. All Rights Reserved, no unauthorised use, copying or reproduction permitted.
Plan produced using PlanUp.

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THE GUILD PROPERTY PROFESSIONALS

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The Property Ombudsman