



📍 7 Lancaster Square, Lyneham, Chippenham, Wiltshire, SN15 4AD

🏠 Price Guide £237,500

OFFERED WITH NO ONWARD CHAIN-This well-proportioned two double bedroom semi-detached home benefits from an enclosed rear garden and off-road parking, and is situated in a residential location close to Lyneham's amenities. The property offers excellent scope for internal and external cosmetic improvement.

- Generously Sized Two Double Bedroom Semi-Detached Home
- Situated Within a Residential Area Close to Lyneham's Local Amenities
- Requiring Internal and External Cosmetic Updating
- Large Modern Fitted Kitchen/Dining Room
- Conservatory Providing Direct Access to the Rear Garden
- Off-Road Parking to the Front of the Property
- Side Access Leading to an Enclosed Rear Garden
- Gated Rear Access
- No Onward Chain

🏠 Freehold

🏠 EPC Rating C



OFFERED WITH NO ONWARD CHAIN-A generously sized two double bedroom semi-detached home situated within a residential area, offering excellent access to all of Lyneham's local amenities. The property requires internal and external cosmetic updating, presenting an ideal opportunity for purchasers looking to personalise and add value.

The accommodation briefly comprises an entrance hall, a large modern fitted kitchen/dining room, and a front-to-back sitting room with access to a good-sized conservatory providing direct access to the rear garden. To the first floor are two excellent double bedrooms, both benefiting from fitted wardrobes, along with a bathroom featuring a shower over the bath.

Externally, the property benefits from off-road parking to the front, with side access leading to an enclosed rear garden with gated rear access.

Situation

Lyneham is a popular village on the edge of the Dauntsey Vale offering numerous amenities to include two supermarkets, restaurant, public houses and a primary school. The village is conveniently located in the heart of the Wiltshire countryside yet within easy reach of the thriving towns of Royal Wootton Bassett, Calne and Chippenham and close to M4 J.16 and Swindon with it's mainline rail links to London Paddington and Bristol.

Property Information

Tenure: Freehold

Council Tax Band: C

EPC Rating: C

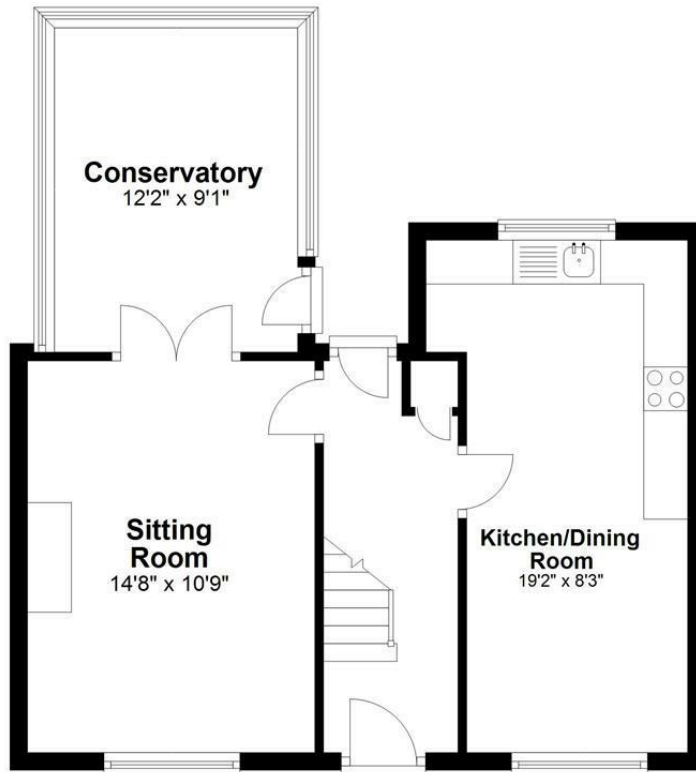
All mains services connected

Gas central heating (Boiler Not Working-Price Reflected)



Ground Floor

Approx. 519.8 sq. feet



First Floor

Approx. 452.1 sq. feet



Total area: approx. 971.9 sq. feet

Disclaimer: 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. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.