



Victoria Drive, Lyneham, SN15 4TA

01793 840 222 | alanhawkins.co.uk

alan
hawkins
alan
hawkins
PROPERTY SALES & LETTINGS



- Three Bedroom Semi Detached House
- Recently Modernised & Updated
- Modern uPVC Double Glazing
- Lounge/Diner
- Enclosed Rear Garden
- Garage & Driveway Parking
- Brand New Gas Boiler
- Downstairs Cloakroom
- First Floor Bathroom

18 Victoria Drive Lyneham, SN15 4TA

£280,000

Situated on the fringes of Lyneham, this modernised three bedroom semi-detached house offers well-presented accommodation, a low-maintenance enclosed rear garden, driveway parking and a garage.

The property has benefited from a number of recent improvements, including new UPVC windows and doors installed in 2025 and a brand new boiler installed just last month, making this an appealing home for those looking for a property with key updates already completed.

The accommodation comprises an entrance hallway with access to the downstairs cloakroom, a comfortable living room with an open archway leading through to the dining room. The dining room features patio doors opening onto the rear garden. A separate kitchen provides useful side-door access to the outside.

To the first floor are three bedrooms, comprising two double bedrooms and one single bedroom, together with a family bathroom.

Outside, the rear garden is designed for ease of maintenance and is fully enclosed, with gated side access leading to the front. There is also a personal door from the garden into the garage, which is positioned behind the garden and benefits from driveway parking.

To the front of the property is a garden laid mainly to lawn, providing an attractive approach to the house.

With its combination of modern updates, practical accommodation, garage and driveway, this property is well worth viewing.

To arrange a viewing, contact Alan Hawkins Property Sales today on 01793 840222.



Viewings

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

Council Tax: Wiltshire Council

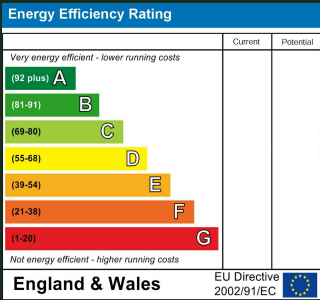
Tax Band C For year 2026/27 = £2150.33
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Flood Risk: Very Low (Environmental Agency)
Internet Speeds: Upto 100 mbps (Ofcom)
Water + Waste: Mains
Electric: Mains
Gas: Mains

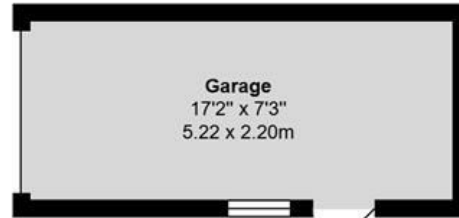
Energy Efficiency Rating (England & Wales)



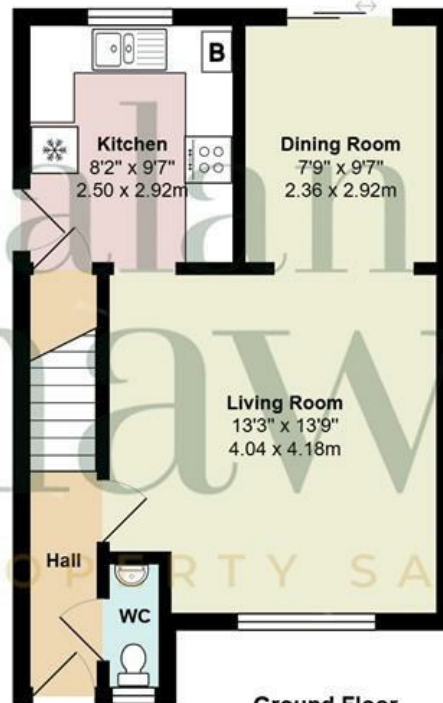




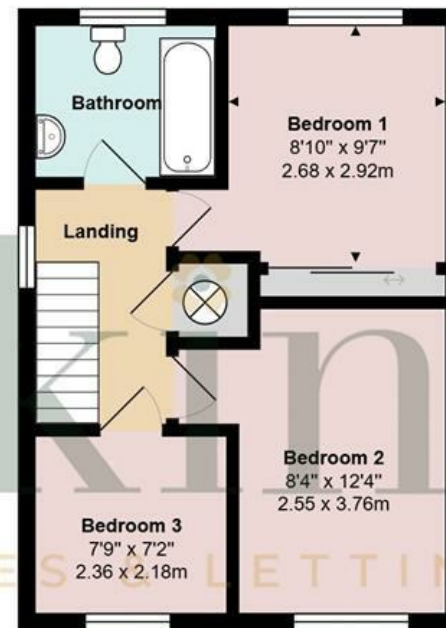




Garage
Area: 0 ft² ... 0.0 m²



Ground Floor
Area: 408 ft² ... 37.9 m²



First Floor
Area: 396 ft² ... 36.8 m²

Total Area: 804 ft² ... 74.7 m² (excluding garage)

Disclaimer:

These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alanhawkins.co.uk

Alan Hawkins

26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus,

equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

