

for sale

offers in excess of **£275,000**



Pound Close Lyneham Chippenham SN15 4QY

3 Bedroom Semi- Detached freehold family home situated in a Cul-De-sac location in Lyneham, this property has a dual aspect living room and a Kitchen diner with doors out to the garden. recently renovated and now has Gas heating throughout.



Pound Close Lyneham Chippenham SN15 4QY

Description

Situated in a quiet residential cul-de-sac in the popular village of Lyneham, this well-presented three-bedroom semi-detached home offers comfortable family living with excellent access to local amenities.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room, ideal for relaxing or entertaining. The modern kitchen/diner provides ample storage and worktop space, with room for a dining table and direct access to the rear garden, creating a great space for family meals and summer gatherings.

Upstairs, the property offers three well-proportioned bedrooms, including two doubles and a good-sized single, all served by a contemporary family bathroom.

Externally, the home benefits from a private rear garden, mainly laid to lawn with space for outdoor seating. To the front there is laid lawn and side access to the garden.

Pound Close is conveniently located within walking distance of local shops, schools and amenities, with excellent transport links to Chippenham, Swindon and the M4, making this an ideal home for families, first-time buyers or investors alike.



Ground Floor

Entrance Porch

Door to side and windows to front and side. Door leading to Hallway.

Hallway

Stairs to First floor. Doors to Lounge Kitchen and Cloakroom.

Lounge

Dual aspect with windows to front and rear. TV point. Feature fireplace.

Kitchen/Diner

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Built in oven and electric hob. Plumbing for washing machine and dishwasher. Part tiled walls. Window to front. Patio doors to rear.

Cloakroom

Suite comprising low level WC and wash hand basin Window to front.

First Floor

Landing

Stairs from Ground Floor. Doors to all rooms. Built in cupboard. Window to front.

Bedroom One

Window to rear.

Bedroom Two

Window to rear.

Bedroom Three

Window to front.

Bathroom

Three piece suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Tiled floor. Window to front.

Bathroom

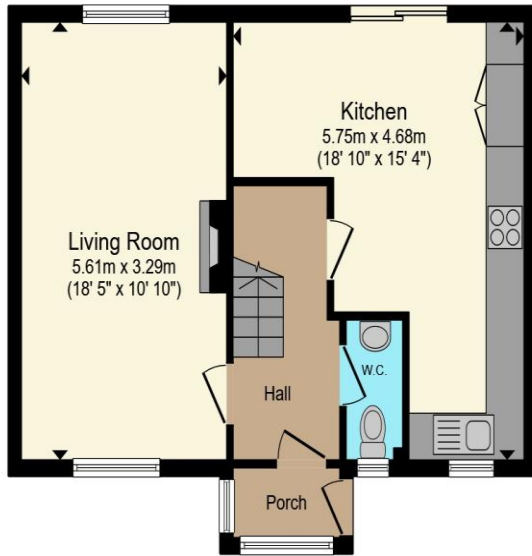
Three piece suite comprising low level WC, wash hand basin and bath with shower over. Part tiled walls. Tiled floor. Window to front.

Outside

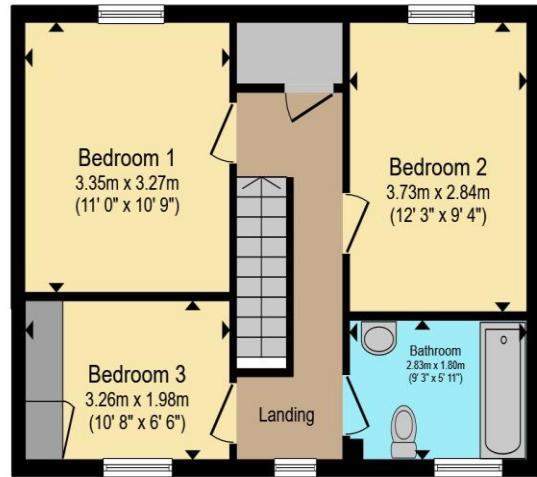
Rear Garden

Fully enclosed. Mainly laid to lawn with mature shrub borders. Patio area.





Ground Floor



First Floor

Total floor area 91.8 m² (988 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01249 652 476
E chippenham@connells.co.uk

59 Market Place
 CHIPPENHAM SN15 3HL

Property Ref: CHM306446 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online connells.co.uk/Property/CHM306446



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk