



Preston Lane, Lyneham, Chippenham, SN15 4AR

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PROPERTY SALES & LETTINGS



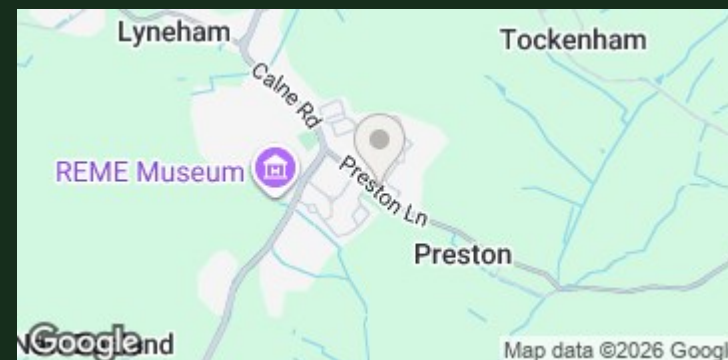
- 3 Bedroom Mid-Terraced House
- Lounge
- Separate Utility Room
- 70ft Rear Garden

- Double Width Off Road Parking
- Modern Kitchen
- Three Bedrooms
- No Onward Chain

29 Preston Lane, Lyneham Chippenham, SN15 4AR

£235,000

A popular and mature mid terraced town house situated towards the fringe of Lyneham village yet within a few minutes walk of the local primary school, village shopping facilities and open countryside. This good size family home is available for the first time in 35 years and benefits from uPVC double glazing and gas central heating. The accommodation comprises an entrance hall, there is a dual aspect 20' lounge and a modern kitchen to include a built-in mid-height double oven, hob and cooker hood, and a separate utility room with worksurface and additional sink. On the first floor are three good size bedrooms all with fitted wardrobes and there is a modern shower room. Outside, the front offers potential off road parking for 2 vehicles whilst the rear is mature 70ft rear garden being enclosed and well stocked with various shrubs, plants and trees and features a nature pond'. Offered with 'no onward chain' viewing is recommended.



Viewings

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

Council Tax: Wiltshire Council

Tax Band B For year 2025/26 = £1791.87

For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure

Freehold

Services

Gas: Mains

Water: Mains

Waste: Mains

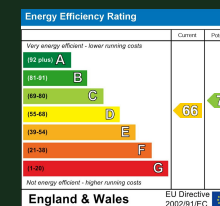
Flood Risk: Very Low (Environmental Agency)

Internet Speed: Upto 100 mbps (Ofcom)

Construction Type: Wimpey no-fines:

Wimpey No-Fines properties are not classed as defective under the Housing Defects Act 1984.

Energy Efficiency Rating (England & Wales)





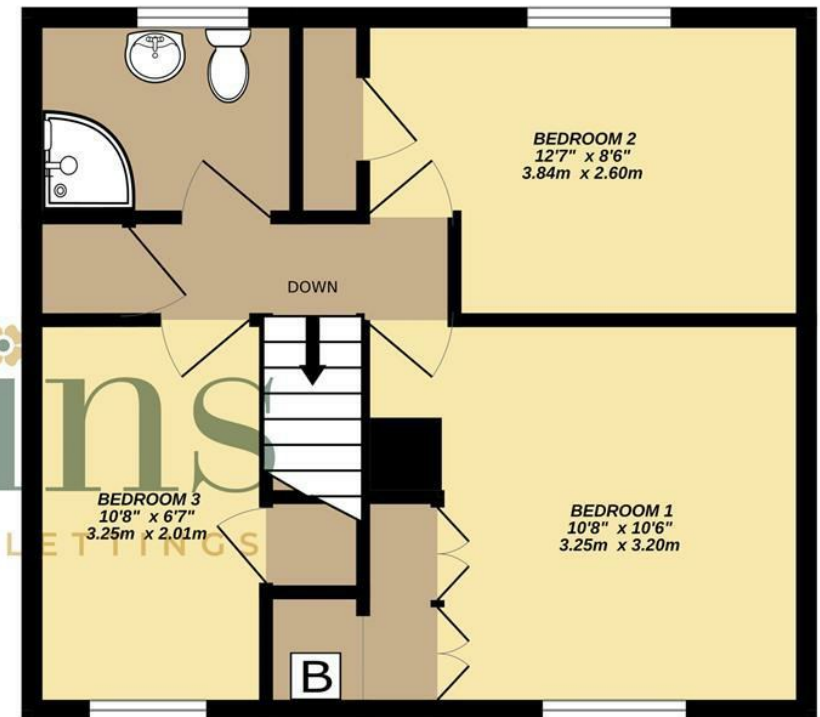




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Alan Hawkins

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

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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.

