

for sale

£245,000



## Pound Close Lyneham Chippenham SN15 4PJ

This well-presented two-bedroom end-of-terrace home, situated in a cul-de-sac, offers comfortable and practical living. Ideal for first-time buyers, investors or those looking to downsize. Viewing is essential to fully appreciate this lovely home.



# Pound Close Lyneham Chippenham SN15 4PJ

## Description

Situated in a quiet residential cul-de-sac within the popular village of Lyneham, this well-presented two-bedroom end-of-terrace home offers comfortable and practical living, ideal for first-time buyers, investors or those looking to downsize.

The property opens into a welcoming entrance hall leading through to a bright and well-proportioned living room, providing a pleasant space for everyday living and entertaining. To the rear, the modern kitchen/dining area offers ample worktop and storage space, with room for a dining table and direct access to the garden—perfect for indoor-outdoor living. There is also a useful Utility Room.

Upstairs, the accommodation comprises two bedrooms, including a generous principal bedroom and a second bedroom suited to a

guest room, home office or child's room. A contemporary family bathroom completes the first floor.

Externally, the property benefits from being an end terrace, enjoying additional privacy and outdoor space.

The rear garden is enclosed and low maintenance, ideal for relaxing or entertaining, while the front of the property offers an attractive approach.

Conveniently located close to local amenities, schools and transport links, 34 Pound Close is well placed for access to Chippenham, the M4 corridor and surrounding countryside, making it an excellent choice for a range of buyers.



## Ground Floor

### **Entrance Hall**

Stairs rising to the First Floor. Window to front. Door to Kitchen/Diner.

### **Lounge**

Window to front. Door to Lounge/Diner.

### **Kitchen/Diner**

Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Integrated oven and hob. Plumbing for dishwasher. French doors to rear. Door to Utility Room.

### **Utility Room**

Base and wall units with complementary work surfaces and sink unit. Plumbing for washing machine. Window to rear.

## First Floor

### **Landing**

Stairs from Ground Floor. Doors to all rooms.

### **Bedroom One**

Window to front. Built in cupboard.

### **Bedroom Two**

Window to rear. Built in wardrobes.

## **Bathroom**

Suite comprising low level WC, wash hand basin and bath with shower over. Window to rear.

## Outside

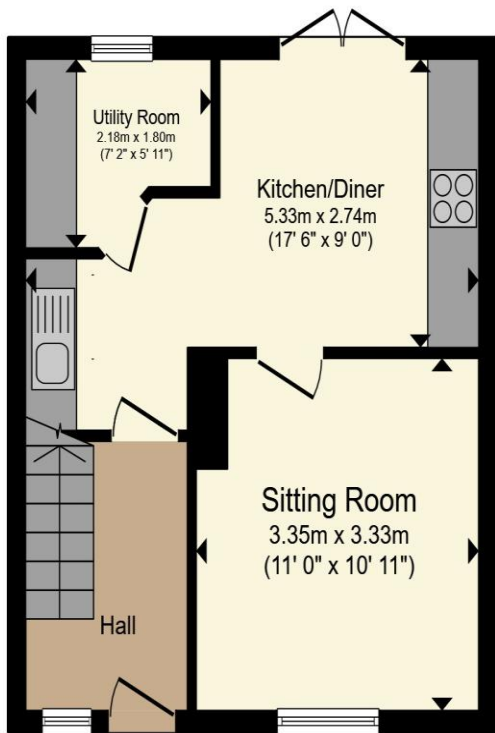
### **Front & Side**

Pathway leading to front entrance door. The front and side gardens are laid to lawn.

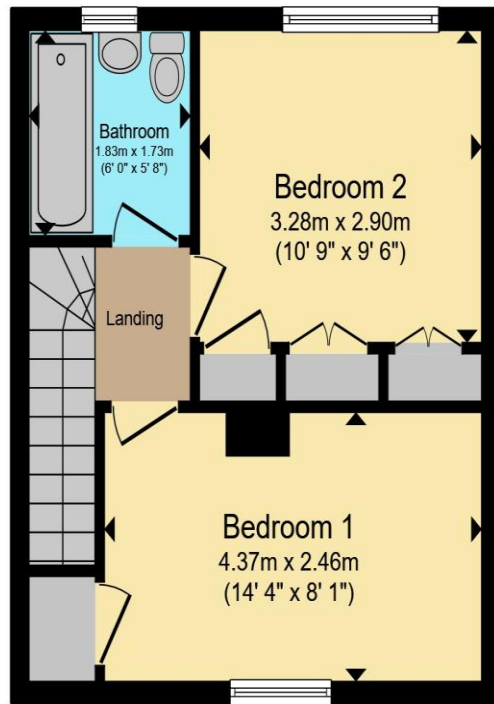
### **Rear Garden**

Fully enclosed. Large decking area providing a great entertaining space. Lawn area and further decking area at the end of the garden.





**Ground Floor**



**First Floor**

Total floor area 66.1 m<sup>2</sup> (711 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](http://www.propertybox.io)



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Property Ref: CHM306566 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

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