



Victoria Drive, Lyneham, SN15 4RA

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PROPERTY SALES & LETTINGS



- 1 Double Bedroom Maisonette
- Generous Rear Garden
- Private Rear Entrance
- Electric Heating
- No Ground Rent
- First Floor
- Allocated Parking
- uPVC Double Glazing
- 962 Year Lease
- No Service Charge

31 Victoria Drive, Lyneham, SN15 4RA

£127,500

For sale with no onward chain is this first floor, one bedroom maisonette ideally situated close to local amenities, transport links and within a 20 minute walk of Lyneham Military Training College.

The property is accessed via a private rear entrance and stairwell and offers well-proportioned accommodation throughout. Internally, there is a spacious lounge with an archway leading through to the fitted kitchen, which includes a cooker and washing machine. The double bedroom benefits from built-in wardrobes, while the bathroom is fitted with a bath and electric shower over.

Externally, the property benefits from an enclosed rear garden with gated side access, providing a pleasant outdoor space, together with a useful external storage cupboard. The property is accessed via the rear garden, and allocated parking is located nearby, with additional kerbside parking available. Further benefits include PVCu double glazing throughout.

An ideal opportunity for a first-time buyer, investor or those looking for convenient access to the surrounding area.



Viewings

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

Council Tax: Wiltshire Council

Tax Band A For year 2026/27 = £1612.75
For information on tax banding and rates,
please call Wiltshire Council

Management Fee

Ground Rent £0

Service Charge: £0

Gas: None

Water: Mains

Waste: Mains

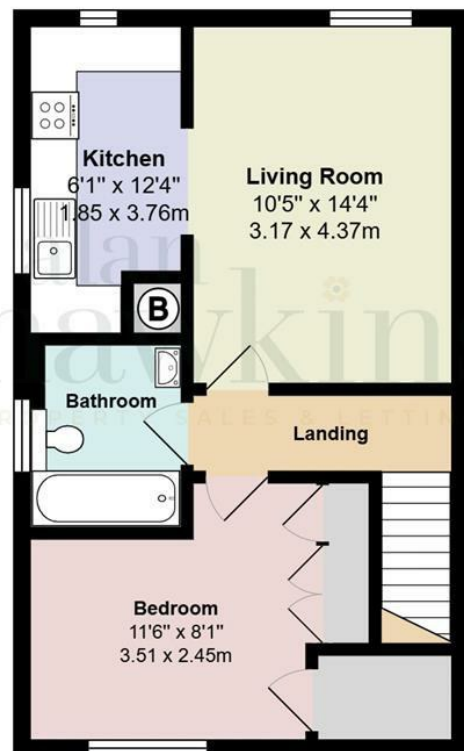
Heating: Electric

**Flood Risk: Very Low (Environmental
Agency)**

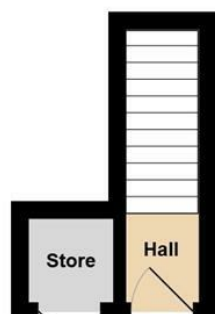
Internet Speed: Upto 100 mbps (Ofcom)
**Energy Efficiency Rating (England &
Wales)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





First Floor
Area: 488 ft² ... 45.4 m²



Ground Floor
Area: 46 ft² ... 4.2 m²

Total Area: 534 ft² ... 49.6 m²

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 Esta



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