



SCOTT WINDLE POWERED BY **exp** TM UK

@ scott.windle@exp.uk.com

scottwindle.exp.uk.com

📞 07838 311 550

Pound Close, Lyneham

Guide Price £250,000

3 1 1



Reference; SW0341. Tucked away at the end of a cul de sac with a pleasant open outlook to the front is this spacious and well presented three bedroom semi detached property, perfect for first time buyers or a growing family. In brief the accommodation comprises; Entrance hallway with the stairs rising to the first floor, downstairs cloakroom, spacious kitchen / dining room with double doors opening to the garden, lounge, three well proportioned bedrooms and a shower room. To the rear is an easily maintainable garden with useful outbuilding/utility cupboard and gated rear access leading to a courtyard area providing plenty of on street parking. An internal viewing is highly recommended.

Situation

Lyneham is a popular village conveniently located between Royal Wootton Bassett and Calne in the heart of the Wiltshire countryside within easy reach of the thriving towns of Royal Wootton Bassett, Malmesbury, Calne and Chippenham and close to M4 J.16 and Swindon with its mainline rail links to London Paddington and Bristol Temple Meads. The M4 motorway is situated just a short distance away and offers excellent access to Bath, Bristol, Newbury, Reading & London. Lyneham offers a good choice of amenities including convenience stores, schools, public houses, cafes and a petrol station.

***** PLEASE QUOTE REFERENCE; SW0341 *****

Property Information

Freehold

Council Tax Band; C

Oil Fired Central Heating

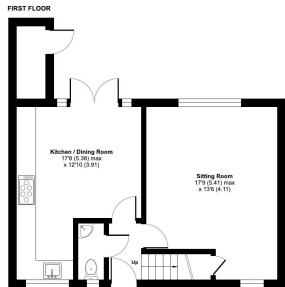
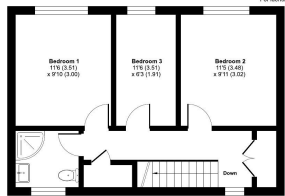
EPC Rating; D

Agents Note - In accordance with the Estate Agents act, this property is being marketed and sold by a relative of the agent that is acting for the owner of the property.



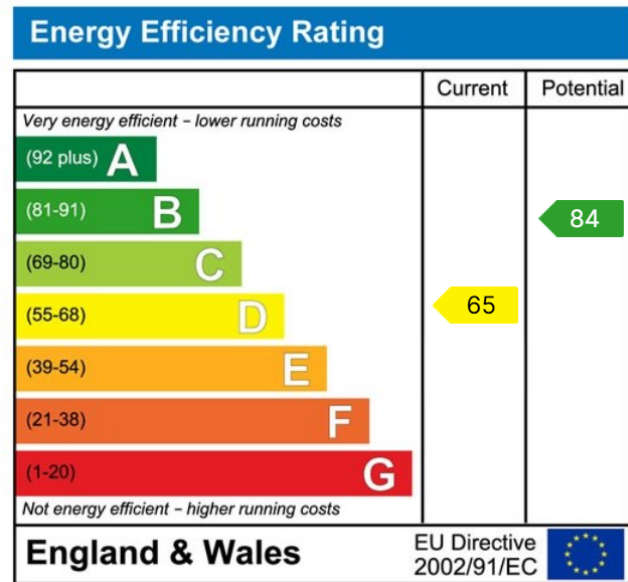
Pound Close, Lyneham, Chippenham, SN15

Approximate Area = 958 sq ft / 89 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 981 sq ft / 91.1 sq m
 For information only - Not to scale



GROUND FLOOR
For full information on standards see BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Guidelines, October 2018. Prepared by eXp World UK Limited by eXp - 10/1/2020

- Please Quote Reference SW0341
- Popular Village Location
- Semi Detached House
- Kitchen / Dining Room
- Easily Maintainable Garden
- Pleasant Open Outlook To The Front
- Excellent Access To The M4 Motorway
- Three Bedrooms
- Well Presented
- Viewing Highly Recommended



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