



Lime Close, Lyneham
Offers Over £210,000

Popular Village Location * Recently Refurbished * 2 DOUBLE BEDROOMS + MODERN FIRST FLOOR

The Perfect First-Time/Investment
Purchase *** Popular Village Location
*** Recently Refurbished *** 2
DOUBLE BEDROOMS + MODERN
FIRST FLOOR BATHROOM *** SOUTH
WESTERLY FACING REAR GARDEN
*** TWO ALLOCATED PARKING
SPACES *** CLOSE-BY TO AMENITIES
& REPUTABLE LOCAL SCHOOLING.
MILES BYRON are delighted to offer
For Sale this very stylish & attractive
END OF TERRACE home located
within a modern, cul-de-sac road in
Lyneham. Centrally located between
Royal Wootton Bassett & Calne. The
living accommodation briefly
comprises: Enclosed entrance porch,
living room, kitchen which in turn is
open plan to a large, light and airy
CONSERVATORY/dining area with
double doors opening onto the fully
enclosed, low in maintenance south
westerly facing rear garden. To fully
appreciate this deceptively spacious
and well presented property, we would
highly recommend confirming an
appointment to view as soon as
possible!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

BATHROOM " SOUTH WESTERLY FACING REAR GARDEN " TWO ALLOCATED PARKING SPACES "
CLOSE-BY TO AMENITIES & REPUTABLE LOCAL SCHOOLING. | Freehold **SOLD**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA, APPROX. 80.0 SQ. METRES (1043 SQ. FEET)

All measurements are approximate and are based on the information provided by the seller. The seller is not responsible for any errors or omissions. The seller is not responsible for any errors or omissions. The seller is not responsible for any errors or omissions.

GROUND FLOOR
APPROX. 40.0 SQ. METRES (1043 SQ. FEET)

COMMUNICATORY
4.0 x 2.0 (10.4 x 6.6)

KITCHEN AREA
7.0 x 2.0 (22.8 x 6.6)

LIVING ROOM
12.0 x 2.0 (39.4 x 6.6)

TOTAL AREA, APPROX. 80.0 SQ. METRES (1043 SQ. FEET)

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FIRST FLOOR
APPROX. 40.0 SQ. METRES (1043 SQ. FEET)

BEDROOM
10.0 x 2.0 (32.8 x 6.6)

BATHROOM
5.0 x 2.0 (15.7 x 6.6)

BEDROOM
10.0 x 2.0 (32.8 x 6.6)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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