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SARAH-DUNN & Co.

"A Business Built Upon Recommendations!"









20 Lancaster Square, Chippenham, SN15 4AD

Offers in the region of £265,000

An excellent opportunity to purchase this improved and enhanced beautifully maintained semi detached family home with a fantastic size plot backing onto open fields. The current owners enjoy a work from home outbuilding (currently a dog groomers). The property enjoys a good size driveway providing plentiful off road parking and or the opportunity to extend the accommodation as many properties have in the immediate area. The property enjoys UPVC replacement double glazing and gas fired central heating to radiators throughout. The accommodation is spacious and well proportioned with a UPVC double glazed extended conservatory and high quality refitted kitchen/breakfast room and refitted family bathroom plus a separate WC. There is also a handy utility room. VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK ON THIS PROPERTY FOR YOUR CONVENIENCE.

GENERAL DESCRIPTION



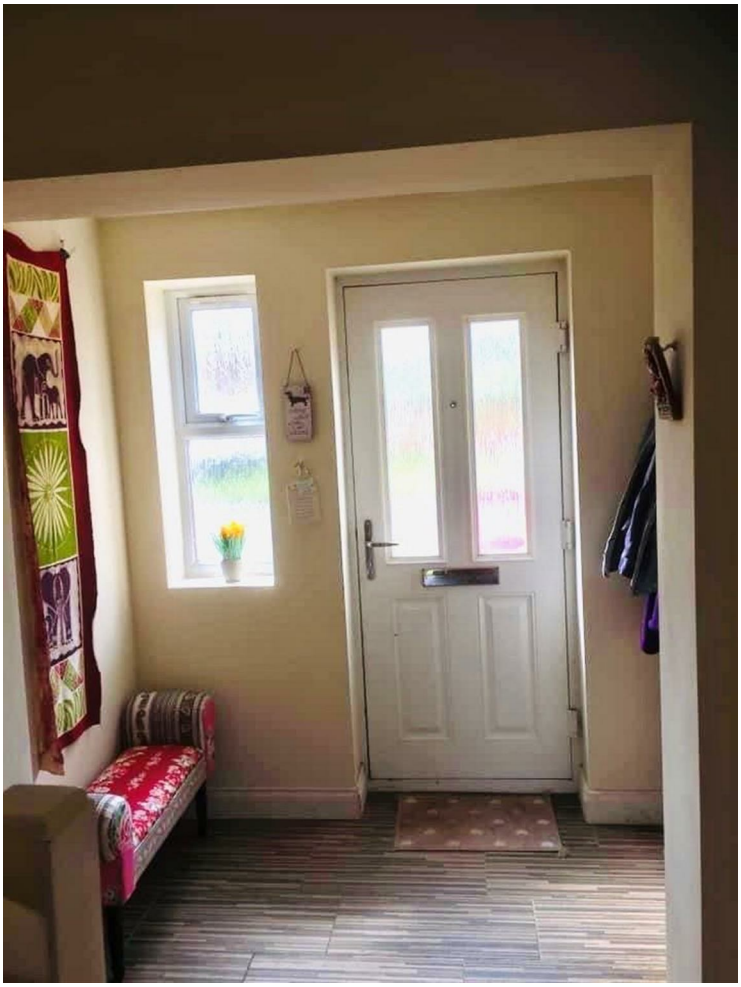
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LOCATION



Lyneham previously Royal Air Force Lyneham the home of the Hercules C130 transport plane is a large village in North Wiltshire ideally located to the neighbouring towns of Royal Wootton Bassett and Calne with great commuter links to the M4 and Chippenham train station with direct trains to London Paddington. Largely known for their military background Lyneham is bursting with history. The parish church of St Michaels and All Angels is well known in the village for its beauty and community with the local school being a popular choice for many families through high Ofsted ratings.

RECEPTION HALL



LOUNGE



KITCHEN/BREAKFAST ROOM



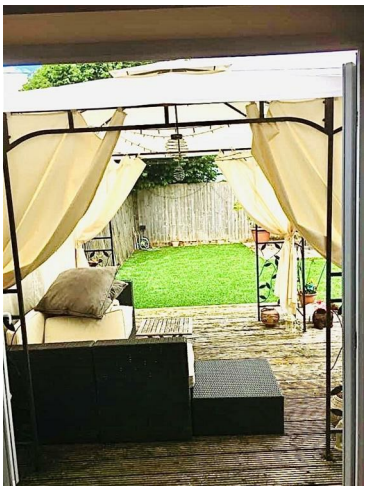
INTERNAL PHOTOGRAPH



EXTENDED CONSERVATORY



EXTENDED CONSERVATORY





DETACHED WORKSHOP



INTERNAL PHOTOGRAPH



The current owners currently run a successful dog grooming business from this detached workshop.

UTILITY AREA



BEDROOM 1



INTERNAL PHOTOGRAPH



INTERNAL PHOTOGRAPH



BEDROOM 2



FAMILY BATHROOM



INTERNAL PHOTOGRAPH



OUTSIDE



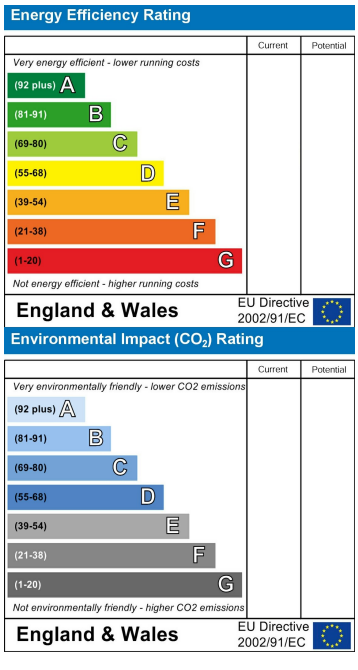
SEPARATE WC



FLOORPLAN

EPC





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