



Webbs Court, Lyneham, SN15 4TR

guide price **£240,000**

**richard  
james**



2 1 1

freehold energy  
efficiency rating

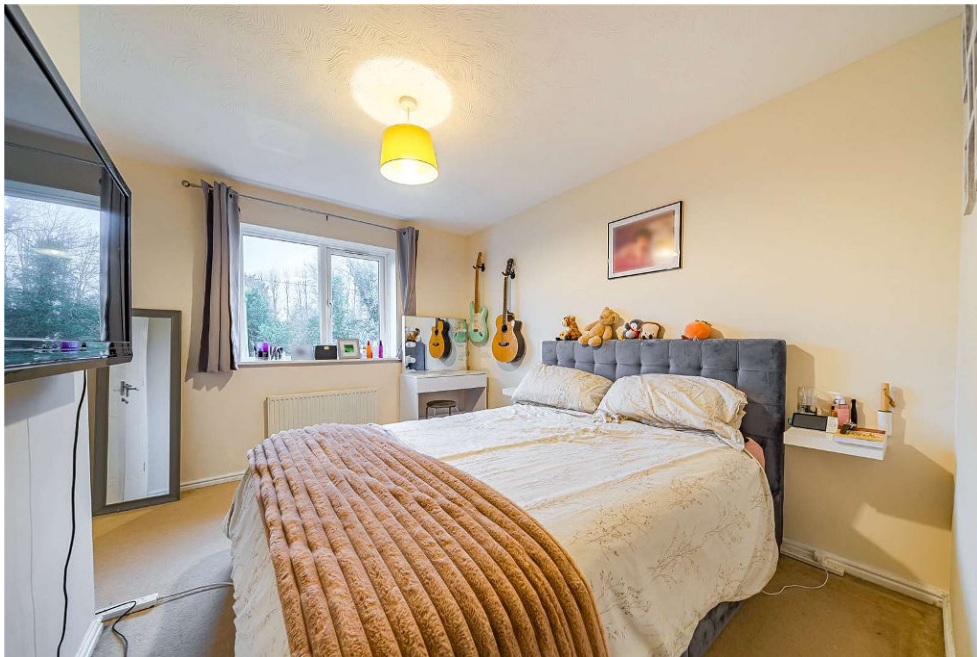
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This beautifully modern two-bedroom house is located in a peaceful cul-de-sac within the sought-after village of Lyneham. The property boasts a driveway with space for three cars and a charming rear garden featuring a decked area, perfect for outdoor relaxation. Inside, the home has been modernised to a high standard, offering spacious and comfortable living spaces.

Upon entry, the welcoming hall leads to the newly fitted kitchen, which is equipped with contemporary units, a gas oven and hob, and space for appliances. The lounge is generously sized, with double-glazed patio doors opening onto the garden, creating a bright and airy atmosphere. Upstairs, the landing provides access to the bedrooms and bathroom, with a convenient loft hatch for extra storage.

The two bedrooms are well-sized, with the master featuring built-in wardrobes, while the second bedroom also offers built-in storage. The bathroom has modern fixtures, including a shower over the bath, a low-level WC, and a wash hand basin with tiled splashbacks. The rear garden is fully enclosed, offering both a decked and lawned area, ideal for outdoor entertaining or relaxation. This home is an ideal choice for those seeking a move-in-ready property in a desirable location.

Welcome Home...



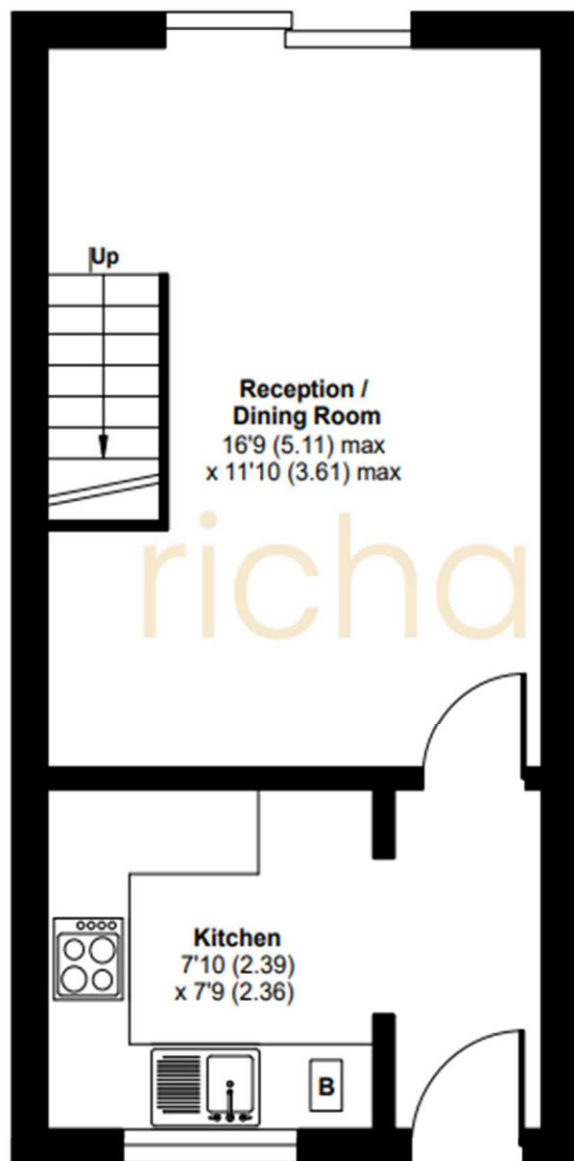




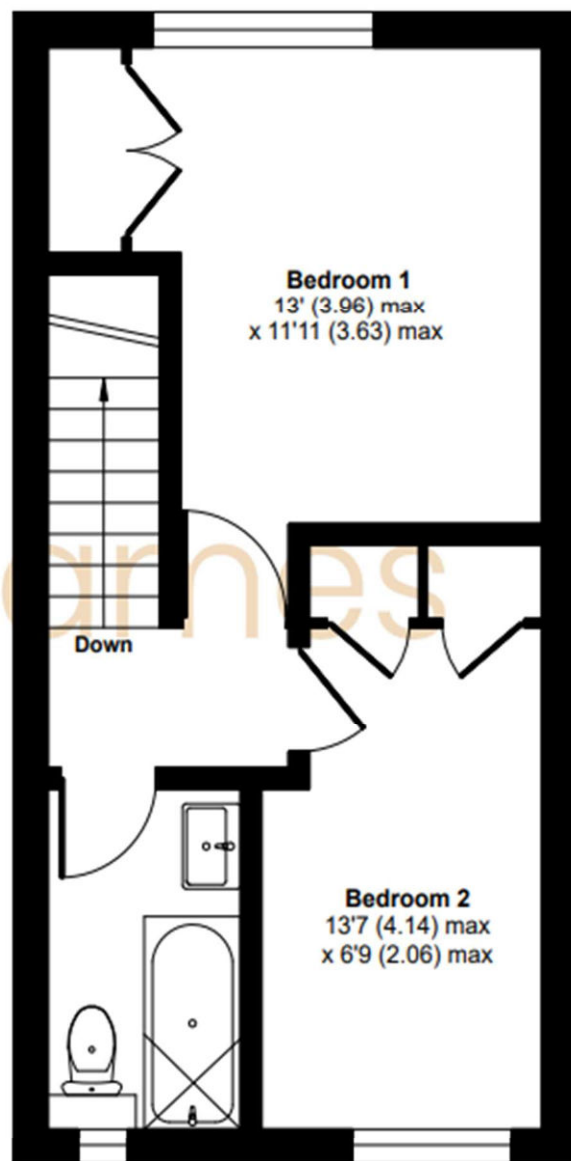


Approximate Area = 596 sq ft / 55.3 sq m

For identification only - Not to scale



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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