



**35 Rudman Park, Chippenham, Wiltshire, SN15 1NB**  
**£210,000**

A well presented two bedroom modern Coach house style property located close to the town centre with main line rail links to London Paddington. Outside there is a garden and garage, further benefits include double glazing and gas central heating. an excellent opportunity for first time buyer or investor.

- **Modern Coach House**
- **Two Bedrooms**
- **Living / Dining Room**
- **Modern Fitted Kitchen**
- **Modern Bathroom**
- **Gas C.H & D.GI**
- **Garden**
- **Garage and Parking**

### Entrance Hallway

Front door leads into entrance with staircase to first floor and accommodation.

### Main hall / landing

Doors to all rooms, double glazed window to rear, built in store cupboard.

### Living / Dining Room 18'04" max x 13'02" max (5.59m max x 4.01m max)

Double glazed window, radiator, opening to kitchen.



### Modern Fitted Kitchen 10'08" x 5'06" (3.25m x 1.68m)

Double glazed window, laminated work tops with a range of cupboards and drawers under, also a range of cupboards over, inset sink unit, inset electric hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer.



### Bedroom One 8'07" x 8'01" (2.62m x 2.46m)

Double glazed window, built in wardrobes, built in cupboard housing boiler, radiator.



### Bedroom Two 8'04" x 8'01" (2.54m x 2.46m)

Double glazed window, radiator.



### Bathroom

Double glazed window, panelled bath with over bath shower, hand basin with vanity unit, W.C, radiator.



### Outside

### Garden

There is a garden area with artificial turf, deck and garden store opening to car port.





**Car Port 17'10" x 15'07" narrowing to 8'06" (5.44m x 4.75m narrowing to 2.59m)**

Car port with opening to garden at the rear, the front has an up and over door.



**Tenure**

We have been advised that the property is Leasehold. The following details have been provided to us by the Vendor:

Length of Lease: tbc

Maintenance Charges: tbc

Ground Rent: tbc

**Viewing**

By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

**Opening Times**

Monday - Friday 9.00am - 6.00pm / Saturday 9.00am - 4.00pm

**Agents Note**

The property benefits from 'HIVE' heating and also has USB sockets in the lounge.

## FLOOR NAME



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



**"Local Knowledge Quality Service"**

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