



58 Rudman Park, Chippenham, SN15 1NB
£207,500

Set facing an open green, central to Chippenham with parking and landscaped garden a well presented semi detached home. Internally the property comprises; living area with space for lounge and dining furniture along side kitchen units and work space, cloakroom, two bedrooms and shower room. AN IDEAL FIRST TIME BUY OR INVESTMENT.

- **Semi Detached House**
- **Two Bedrooms**
- **Open Plan Living Space**
- **Cloakroom**
- **Shower Room**
- **Landscaped Garden**
- **Parking Space**
- **Central Location**

Entrance Hall

Front door, radiator, laminate flooring, door to the cloakroom and door to the lounge.

Cloakroom

Toilet, wash hand basin, radiator and tiled floor.

Living Space 16'07" x 16'06" Maximum (5.05m x 5.03m Maximum)

Double glazed window to the front, double glazed window and double glazed door leading to the garden, two radiators, laminate flooring, space for lounge furniture, space for a dining table and chairs, floor and wall mounted units, gas hob, electric oven, extractor fan, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer and stairs to the first floor.



Landing

Double glazed window to the rear, radiator, airing cupboard and doors to the bedrooms and bathroom.

Bedroom One 13'01" x 8'05" (3.99m x 2.57m)

Double glazed window to the front, radiator, storage cupboard and fitted wardrobe space.



Bedroom Two 7'10" x 6'09" (2.39m x 2.06m)

Double glazed window to the front and radiator.

**Parking**

There is a numbered parking space.

Tenure

We are informed by the seller that the tenure of this property is Freehold. There is an estate charge for the upkeep of the local area.

Viewing

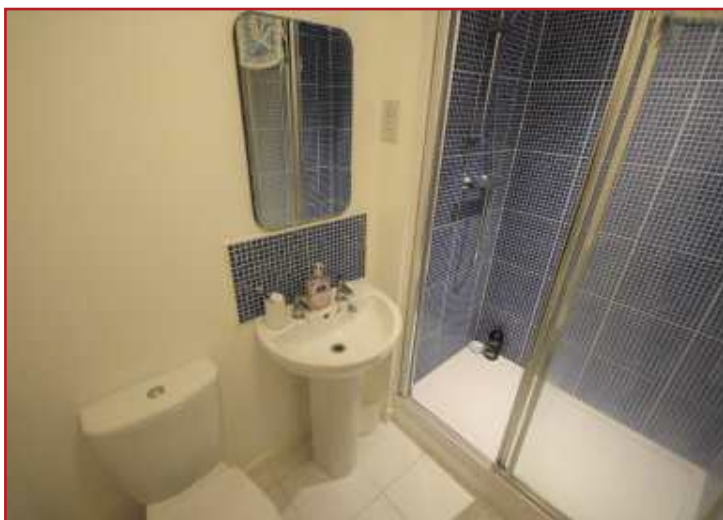
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

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

Shower Room 6'10" x 4'06" (2.08m x 1.37m)

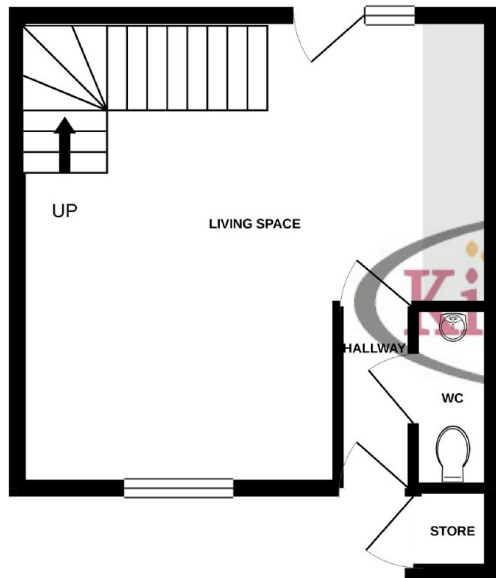
Extractor fan, tiled floor and part tiled walls, toilet, wash hand basin and shower cubicle with mains shower.

**Rear Garden**

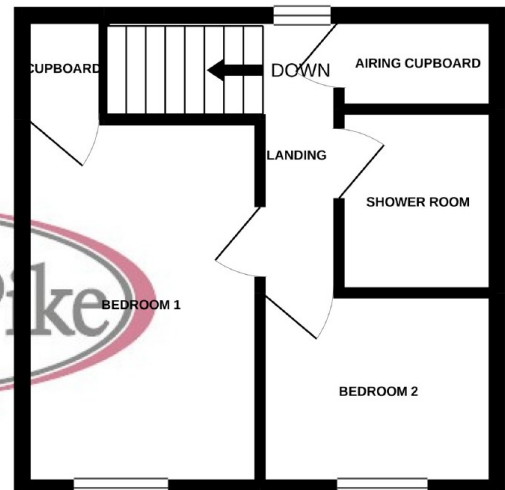
A particular feature of this home is the tiered, landscaped garden laid to patio seating areas. There is gated access to the side of the property.



GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 sq.m.) approx.

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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