



**83 Rudman Park, Chippenham, SN15 1NB**

**£270,000**

Located within walking distance to the town centre and Mainline railway station serving London Paddington, within close proximity to local Primary and Secondary schools, a well presented modern terrace house. Comprising: Entrance hallway, cloakroom, lounge, separate dining room, kitchen, three bedrooms, bathroom and en suite shower room to the main. To the rear is an enclosed garden with patio and gated rear access. There is a single garage with parking space in front.

## Entrance Hall



Front door leads into entrance hallway, stair case to first floor, built in cupboard and doors to the cloakroom, lounge and kitchen.

## Cloakroom

Double glazed window, toilet, hand basin and radiator.

## Lounge 12'03" x 10'04" (3.73 x 3.15)



Double glazed window to front, double glazed French doors to garden and two radiators.

## Dining Room 10'0" into bay x 9'04" (3.05 into bay x 2.84)



Double glazed bay window and radiator.

## Kitchen 12'05" x 7'11" (3.78 x 2.41)



Double glazed window to rear, double glazed door to garden, laminate work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, plumbing and space for washing machine, space for fridge/freezer, wall mounted gas boiler (Replaced in 2023), further built in Pantry cupboard providing useful storage space.



### Landing

Double glazed window, access to the loft, radiator, built in cupboard housing hot tank and doors to all bedrooms and the bathroom.

### Bedroom One 13'01" x 9'04" (3.99 x 2.84)



Double glazed window, built in wardrobes, radiator and door to the en suite.

### En Suite

Double glazed window, tiled shower cubicle, toilet, hand basin and radiator.

### Bedroom Two 12'10" max x 8'02" (3.91 max x 2.49)



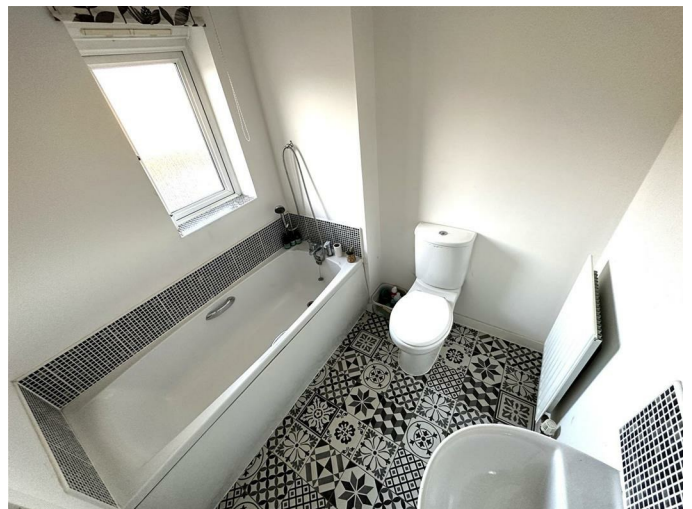
Double glazed window, radiator, over stairs cupboard and recess for a wardrobe.

### Bedroom Three 7'08" x 7'04" (2.34 x 2.24)



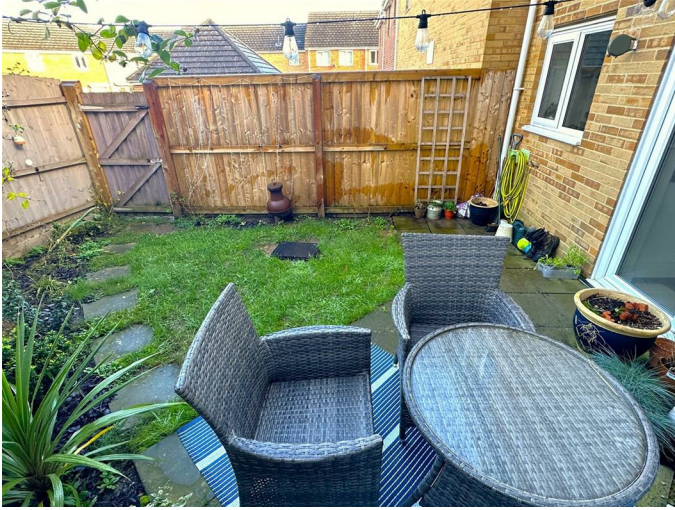
Double glazed window and radiator.

### Bathroom



Double glazed window, panelled bath with mixer/spray shower, pedestal hand basin and toilet.

## Garden



To the rear of the property is an enclosed garden with patio, lawn and gated rear access.

## Garage & Parking 16'08" x 8'04" (5.08m x 2.54m)



Single garage with parking space to the front. The garage is leasehold 155 years from 01/01/2007 and is located underneath the coach house to the right of the property.

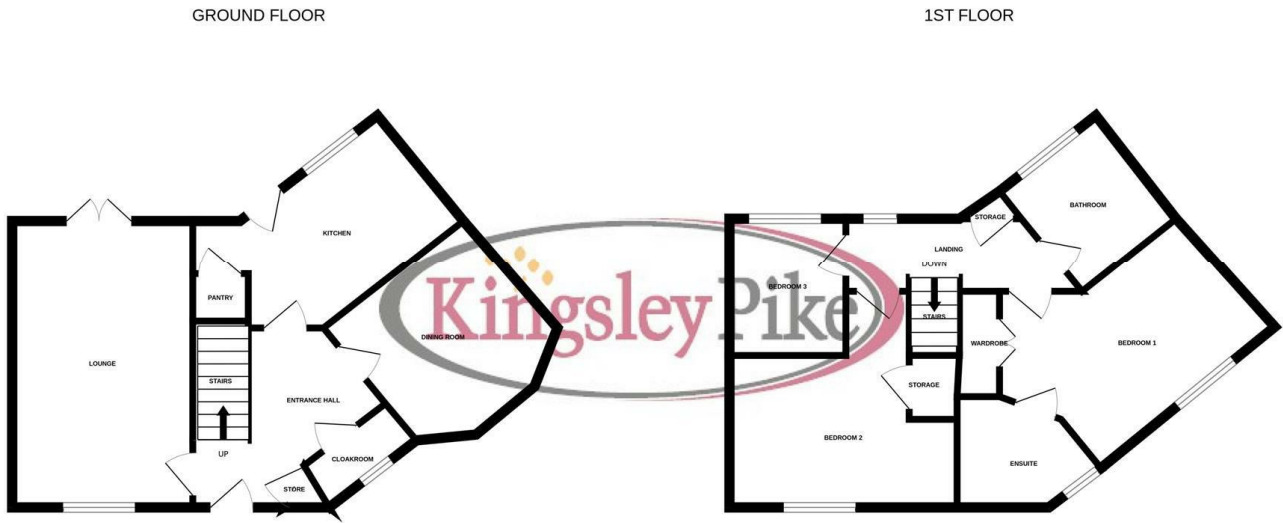
## Tenure

We are advised via the .Gov website that the property is FREEHOLD. There is an estate management charge of Circa £120 every 6 months.

## Council Tax

We are advised via the .Gov website that the property is band C.

# Floor Plan



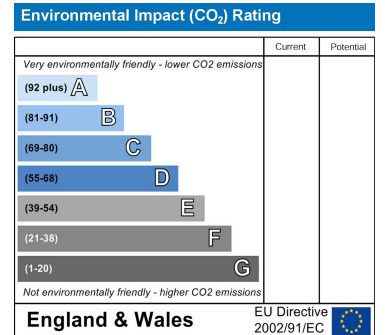
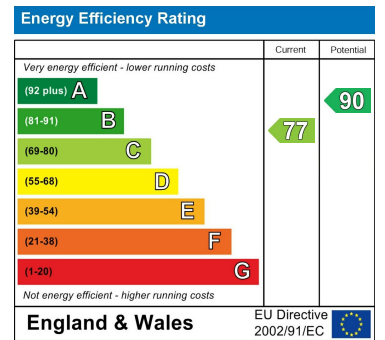
3 BEDROOM TERRACE HOUSE

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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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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