



52 Rudman Park

, Chippenham, SN15 1NB

£215,000



Located in the centre of Chippenham within WALKING DISTANCE OF THE TRAIN STATION, town centre and local amenities this well presented, modern terrace home will suit a wide range of buyers. Comprising; entrance hall, lounge/dining room, kitchen area, two double bedrooms, bathroom, cloakroom, rear garden, gas central heating, double glazing and allocated parking.



Entrance Hall

Front door and double glazed window, radiator, door to the cloakroom, door to the lounge and stairs to the first floor.

Cloakroom

Extractor fan, radiator, wash hand basin, low level WC and under stairs storage cupboard.

Lounge/Dining Area 19'6" x 11'8" (5.94 x 3.56)

Double glazed window to the front and double glazed french doors to the rear leading in to the garden, radiator front and space for a dining room table and chairs. This opens on to the Kitchen area.

Dining Area

Kitchen Area 7'7" x 6'10" (2.31 x 2.08)

Double glazed window to the rear, modern range of fitted floor and wall units with inset stainless steel sink, four ring gas hob, electric oven, extractor fan, space for a fridge/freezer and plumbing for a washing machine.

Landing

Doors to bedroom and bathroom and access to the airing cupboard.

Bedroom One 12'0" x 10'7" (3.66 x 3.23)

Double glazed window to the rear and radiator. The loft space is also accessed via the loft hatch in this room.

Bedroom Two 13'7" x 8'8" plus wardrobes (4.14 x 2.64 plus wardrobes)

Double glazed window and further double glazed doors with Juliet balcony to the front, radiator and over stairs storage cupboard.

Bathroom

Double glazed window to the rear, radiator, low level WC, single wash hand basin, bath with shower over and extractor fan.

Outside

Garden

The rear garden is laid to lawn.

Parking

To the front of the property is a single allocated parking space with further on street parking available.

Tenure

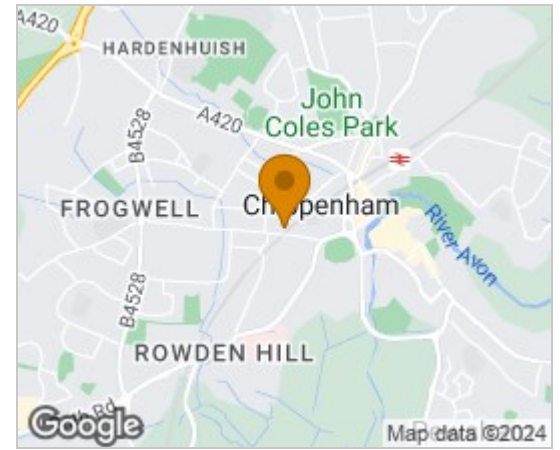
GOV.UK advises Tenure to be Freehold.

Development Charge £104.99 / 6 Months.

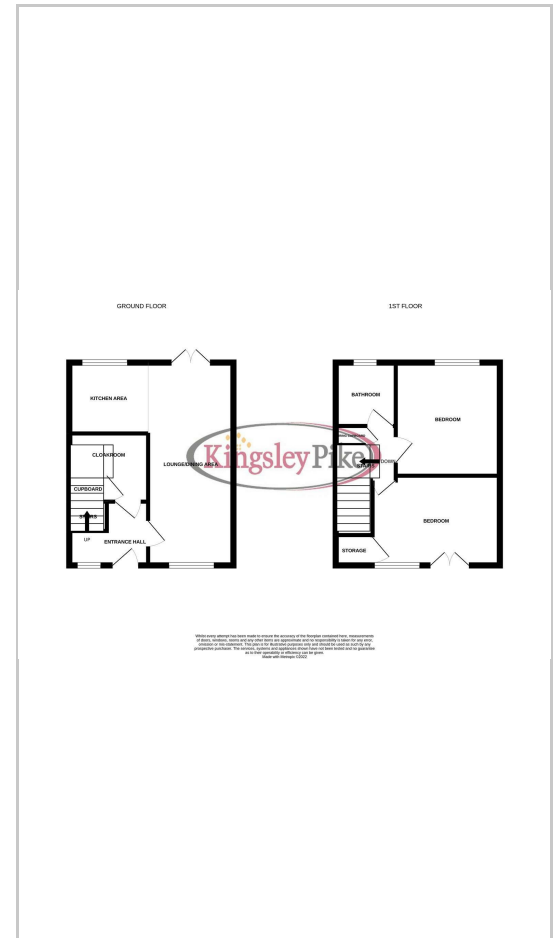
Council Tax Band

GOV.UK advises tax band is B

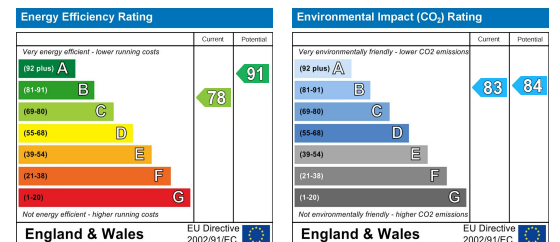
Area Map



Floor Plans



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.

63 New Road, Chippenham, Wiltshire, SN15 1ES

Tel: 01249 464844 Email: sales@kingsleypike.co.uk <https://www.kingsleypike.co.uk>