



14 Rudman Park
Chippenham

GOODMAN WARREN BECK

14 Rudman Park, Chippenham SN15 1NB

A much improved and beautifully presented top floor apartment ideally situated within walking distance of the town centre and mainline station. The accommodation is in 'show home' condition throughout and offers a good size sitting/dining room enjoying a dual aspect, kitchen with a range of fitted cupboards and built-in oven and hob, master bedroom with dual aspect and en-suite shower room, second double bedroom and bathroom. Other benefits include uPVC double glazing, gas central heating and an allocated parking space.

SITUATION

The property is conveniently situated just a short walk from the mainline rail station (London Paddington c.1 hour) and town centre with its numerous amenities, picturesque John Cole's Park is also within easy walking distance. Schools including two quality senior schools and junction 17 of the M4 motorway are also within easy reach.

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

Stairs leading to second floor landing with entrance door to:

RECEPTION HALL

Telephone entry system. Storage cupboard. Cupboard housing hot water tank. Doors to:

SITTING/DINING ROOM

Dual aspect with double glazed window to front and rear. Two radiators. Television/Sky point. Telephone point.

KITCHEN

Double glazed window to front. Rolled edge work surfaces with matching upstands and inset single bowl single drainer stainless steel sink unit with mixer tap. Range of drawer and cupboard base

units with matching wall mounted cupboards. Built-in gas hob and electric oven with splash back and stainless steel extractor over. Cupboard housing gas fired boiler. Electric kickspace heater.

MASTER BEDROOM

Dual aspect with double glazed window to side and rear. Radiator. Television point. Door to:

EN-SUITE SHOWER ROOM

Obscure double glazed window to rear. Radiator. Fully tiled shower cubicle. Pedestal wash basin with tiled splash back. Close coupled WC. Shaver point.

BEDROOM TWO

Double glazed window to side. Radiator.

BATHROOM

Obscure double glazed window to rear. Radiator. Panelled bath with tiling to principal areas. Pedestal wash basin with tiled splash back. Close coupled WC. Shaver point.

PARKING

There is one allocated parking space to the front.

DIRECTIONS

From the town centre proceed up New Road

through the railway arches into Marshfield Road. Take the first turning left into Spanbourn Avenue. Take the turning on the left into Rudman Park and then bear left. The property will then be found at the end on the right hand side.

GOODMAN WARREN BECK

64 Market Place

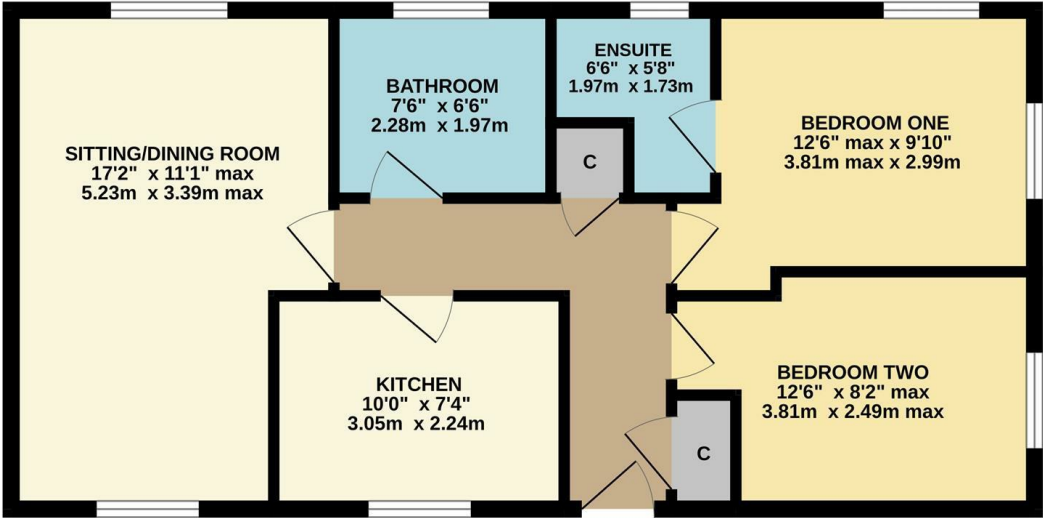
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£189,950

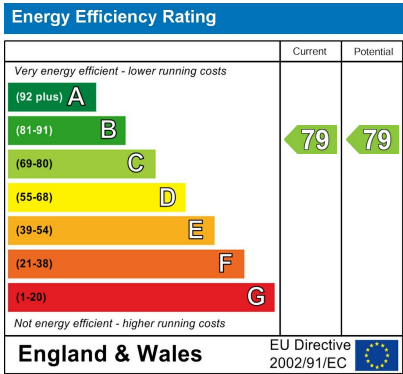
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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ENERGY PERFORMANCE GRAPHS



Council Tax Band:

Tenure: Leasehold

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