



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:

GOODMAN WARREN BECK

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£179,950

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.

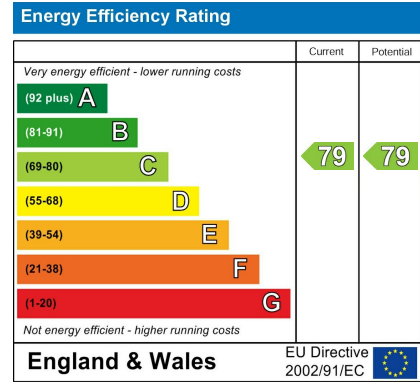
Parking

There is one allocated parking space to the front.

Directions

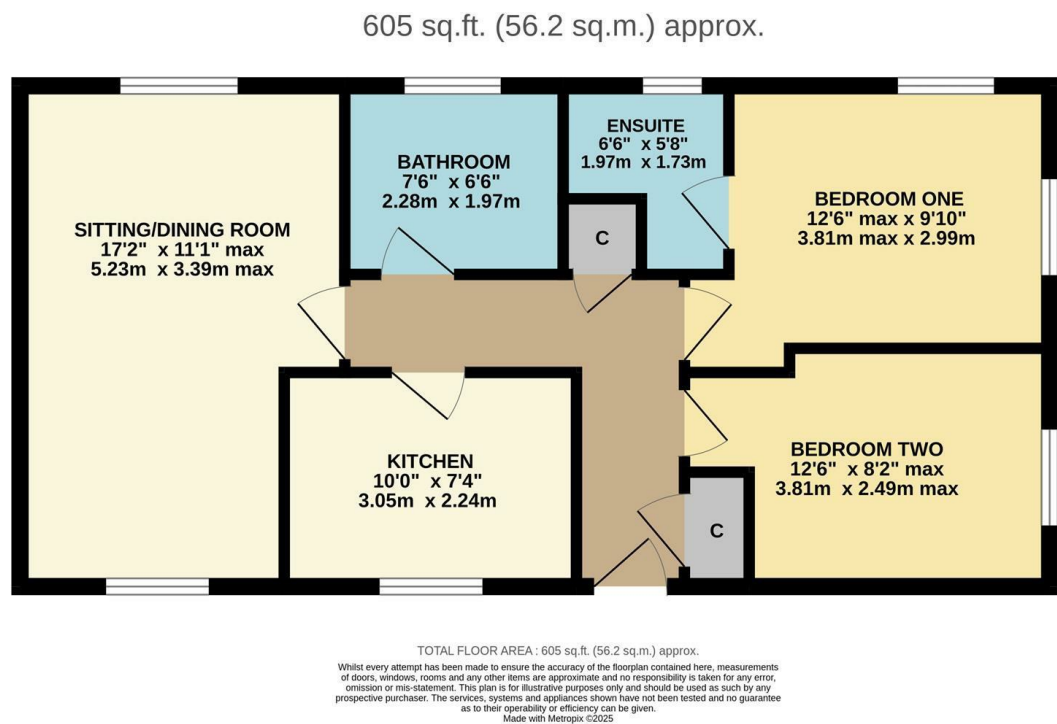
From the town centre proceed up New Road through the railway arches into Marshfield Road. Take the first turning left into Spanbourn Avenue. Take the turning on the left into Rudman Park and then bear left. The property will then be found at the end on the right hand side.

ENERGY PERFORMANCE GRAPHS



Council Tax Band:

Tenure: Leasehold



DISCLAIMER: 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 to this property. We have not carried out a detailed survey not tested the services, appliances and specific fittings. All measurements and distances are approximate only. Room sizes should not be relied upon for carpets and furnishings. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Your home is at risk if you do not keep up repayments on a mortgage or other load secured on it. Floor plans (not to scale, for illustrative purposes only)