

**58 Rudman Park, Chippenham, SN15 1NB**  
**£222,500**

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.

## 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/Kitchen Space 16'07" x 16'06"

**Maximum (5.05 x 5.03 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, breakfast island with storage 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" (3.99 x 2.57)



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

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



Double glazed window to the front and radiator.

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

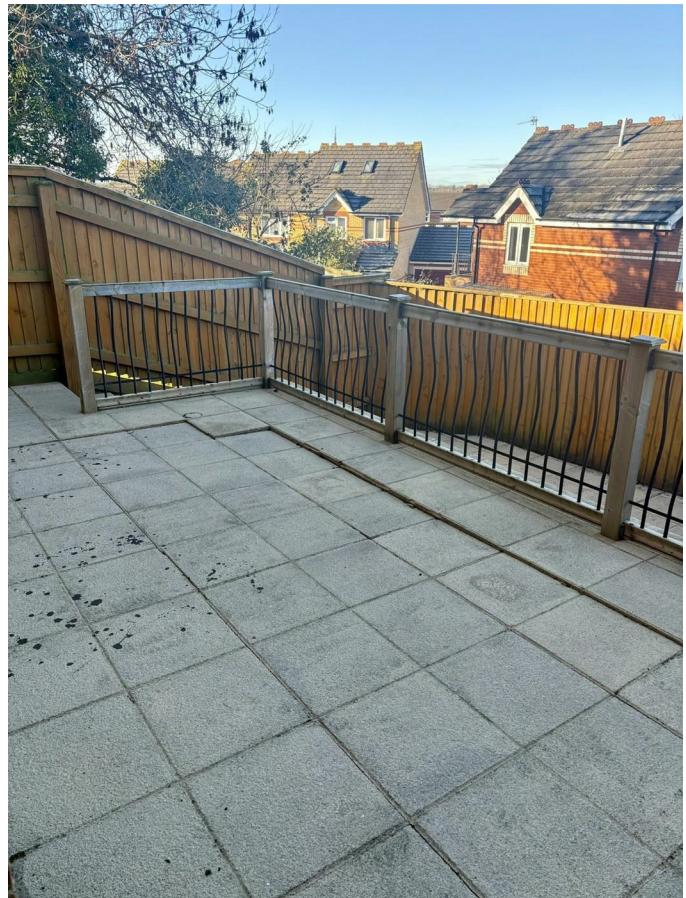


Extractor fan, tiled floor and part tiled walls, toilet, wash hand basin and shower cubicle with mains shower.

## 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.



## 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 currently the service charge is £218.52 per year.

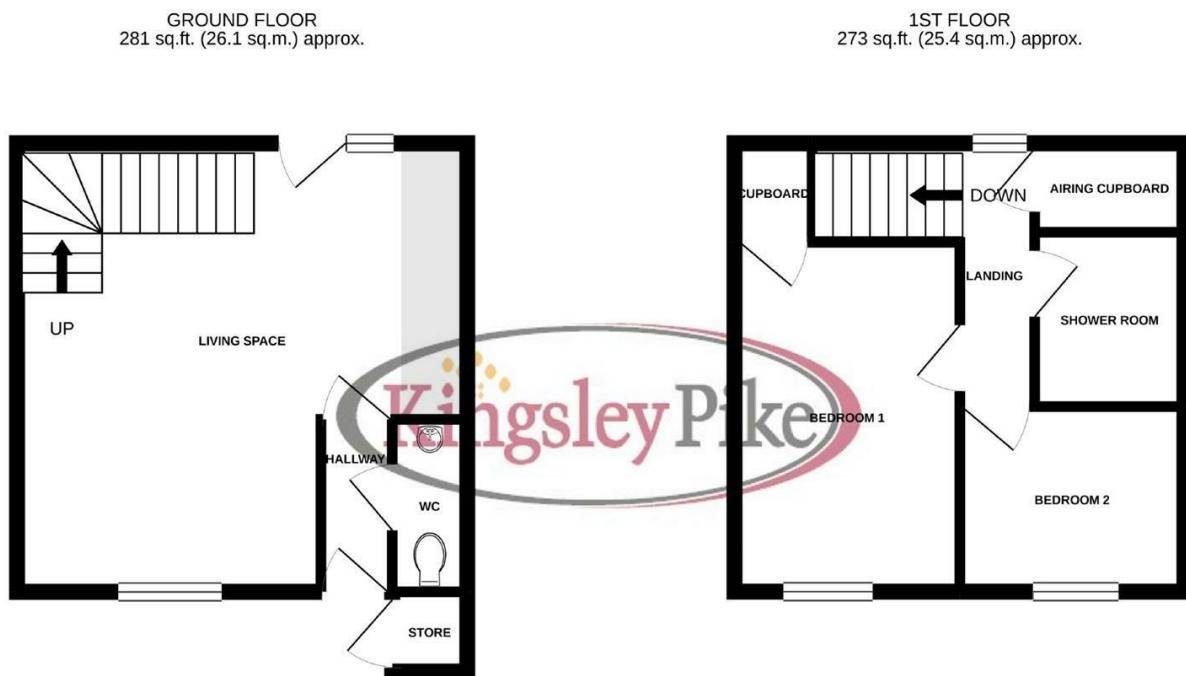
## Viewing

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

## Opening Times

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

## Floor Plan

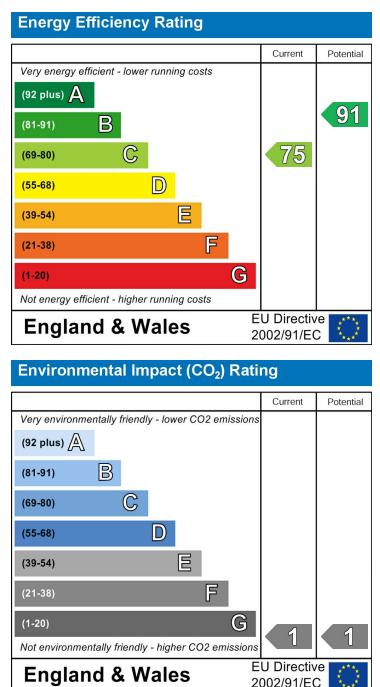


TOTAL FLOOR AREA : 555 sq.ft. (51.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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