



**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.

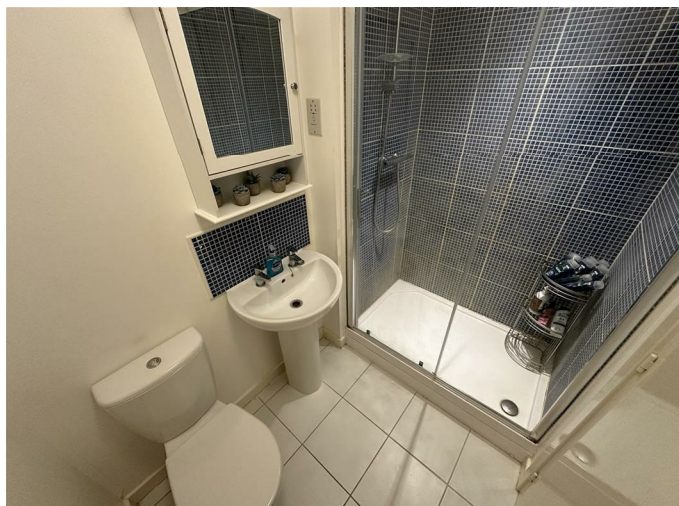
### Bedroom Two 7'10" x 6'09" (2.39 x 2.06)



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.

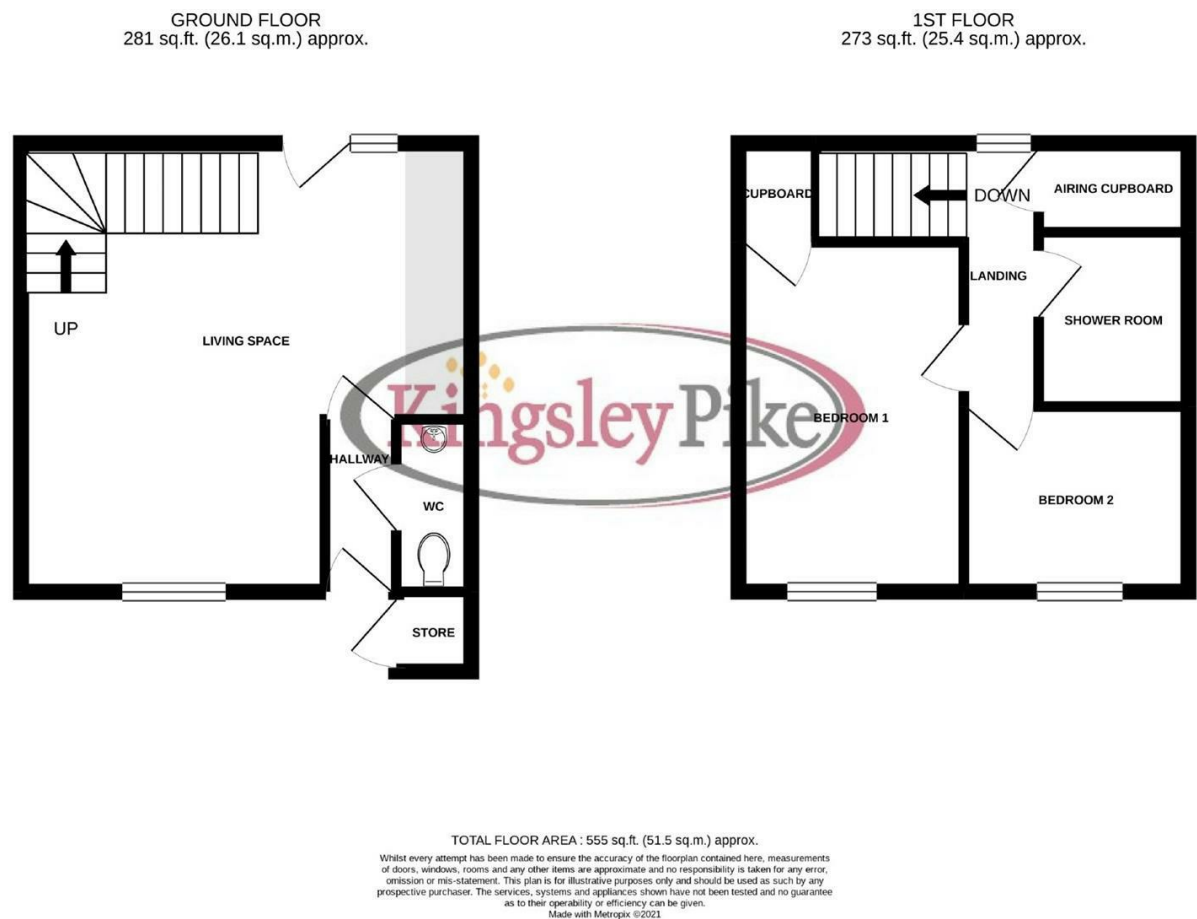
### **Viewing**

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

### **Opening Times**

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

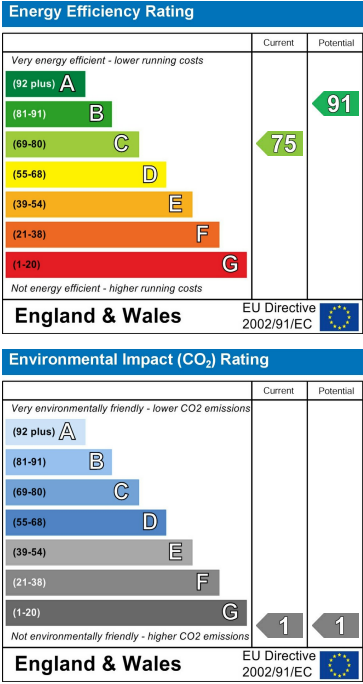
Floor Plan



Area Map



Energy Efficiency Graph



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