



34 Rudman Park, Chippenham, Wiltshire, SN15 1NB
£207,500

A well presented terrace home with added benefit of a CAR PORT located to the side with roll up door providing parking for at least two cars. Comprising; entrance porch, cloakroom, lounge, kitchen/dining room, two double bedrooms and bathroom. There is gas central heating, double glazing and an enclosed rear garden. A convenient and central location ideal for access to the Train Station and Town Centre.

- **End of Terrace House**
- **Two Double Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Bathroom & Cloakroom**
- **Gas C.Heating & D.Glazing**
- **Rear Garden**
- **Car Port & Parking**

Entrance Porch

Double glazed front door and double glazed window to the side, laminate flooring, door to the cloakroom and door to the lounge.

Cloakroom

Double glazed window to the front, radiator, laminate flooring, toilet and sink.

Lounge 14'04" x 13'03" Max (4.37m x 4.04m Max)

Double glazed window to the front, radiator, electric fire and surround, door to the kitchen/dining room, under stairs cupboard and stairs to the first floor.



Dining Area



Landing

Doors to all rooms.

Bedroom One 12'01" x 11'06" (3.68m x 3.51m)

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



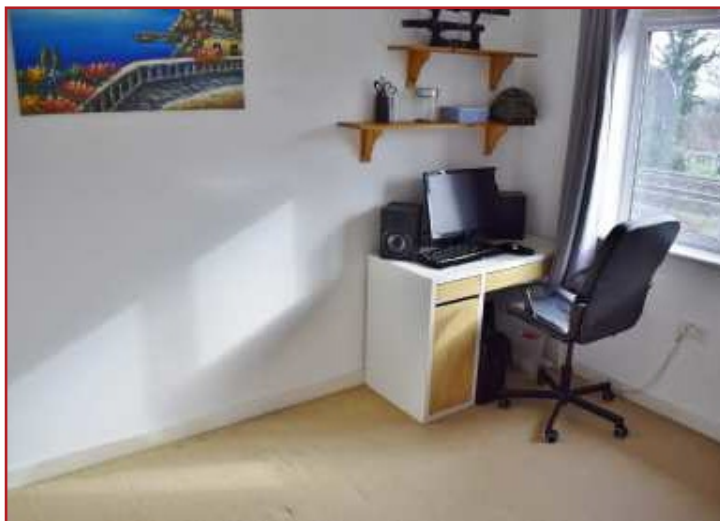
Kitchen/Dining Area 14'03" x 8'02" (4.34m x 2.49m)

Double glazed window to the rear, double glazed french doors in to the garden, radiator, space for a dining table, range of floor and wall units, stainless steel sink, gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, extractor fan.



Bedroom Two 10' x 7'09" (3.05m x 2.36m)

Double glazed window to the rear and radiator.



Bathroom 6'09" x 6'02" (2.06m x 1.88m)

Double glazed window to the rear, heated towel radiator, extractor fan, toilet, sink and bath with mains shower.



Rear Garden

Timber fence, laid to shingle stone and patio with opening in to the rear of the car port.



Car Port & Parking

Up and over door to the front, open to the rear. Provides parking for a car in front of the door, further space within and an additional space behind the car port.

Tenure

We are informed by the seller that the tenure of this property is Freehold. There is however an estate charge.

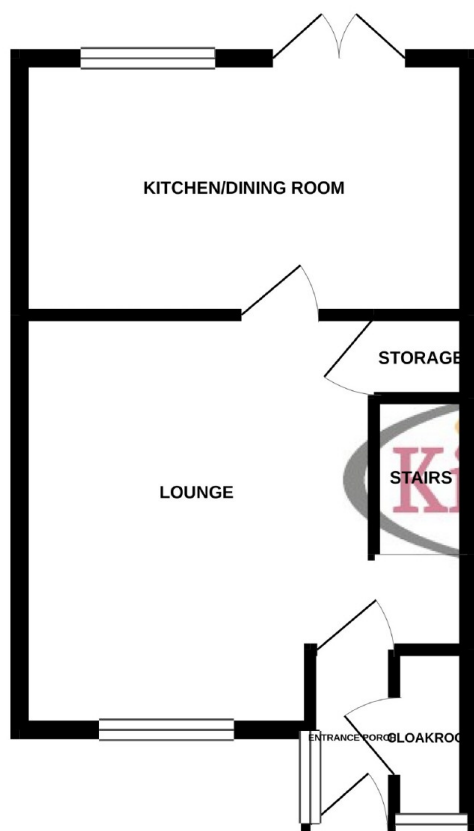
Viewing

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

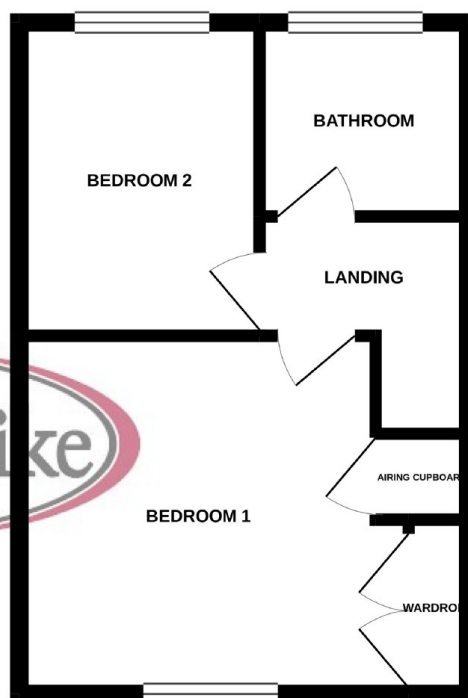
Opening Times

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

GROUND FLOOR
323 sq. ft. (30.0 sq. m.) approx.



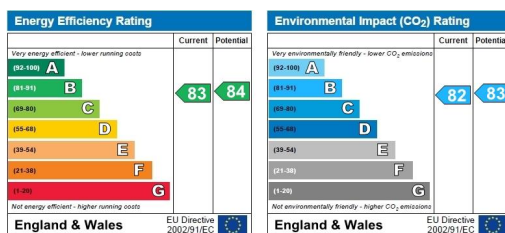
1ST FLOOR
308 sq. ft. (28.6 sq. m.) approx.



2 BEDROOM TERRACE

TOTAL FLOOR AREA : 631 sq. ft. (58.6 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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All measurements are approximate. Photography included within these sale particulars was prepared by Kingsley Pike Estate Agents in accordance with the Seller's instructions. The services, equipment, fixtures and fittings have not been tested and therefore cannot be relied upon as in working order. Room sizes should not be relied upon for carpets or furnishings.



"Local Knowledge Quality Service"

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