



**84 Rudman Park, Chippenham, SN15 1NB**

**£189,950**

Situated moments from the Town Centre and Mainline Train Station, a newly decorated and recarpeted one bedroom Coach House. The accommodation comprises: entrance hall with staircase to first floor, hall/landing, Lounge/dining room, separate kitchen and bathroom. There is a single garage with space for a car in front and is offered for sale with NO ONWARD CHAIN.



## Entrance



Front door leads into entrance, radiator and staircase leading to the first floor.

## First Floor Landing

Landing / hallway with doors leading to lounge/dining room, bedroom and bathroom. Built in cupboard providing useful storage.

## Lounge/Dining Room 17'01" x 11'11" (5.21 x 3.63)



Two double glazed windows to the front, radiator, opening to the kitchen.

## Kitchen 12'08" x 5'06" (3.86 x 1.68)



Double glazed window to rear, laminate work tops with a range of cupboards and drawers under, also a range of cupboards over, inset stainless steel sink unit, inset gas hob with cooker hood, fitted electric oven, space for fridge/freezer, radiator, plumbing and space for washing machine and space for a further appliance.

## Bedroom 12'03" x 8'01" (3.73 x 2.46)



Double glazed window, built in cupboard housing wall mounted gas boiler.

## **Bathroom**



Double glazed window, panelled bath with over bath shower, pedestal hand basin, W.C. Radiator.

## **Garage**

Garage with up and over door.

## **Tenure**

We are informed by the seller that the tenure of this property is Leasehold. The Lease is 155 years from 01/01/2007. The service charge and ground rent is currently; Annual service charge £294.56

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Confirmation/verification of the tenure has been requested. Please consult us for further details.

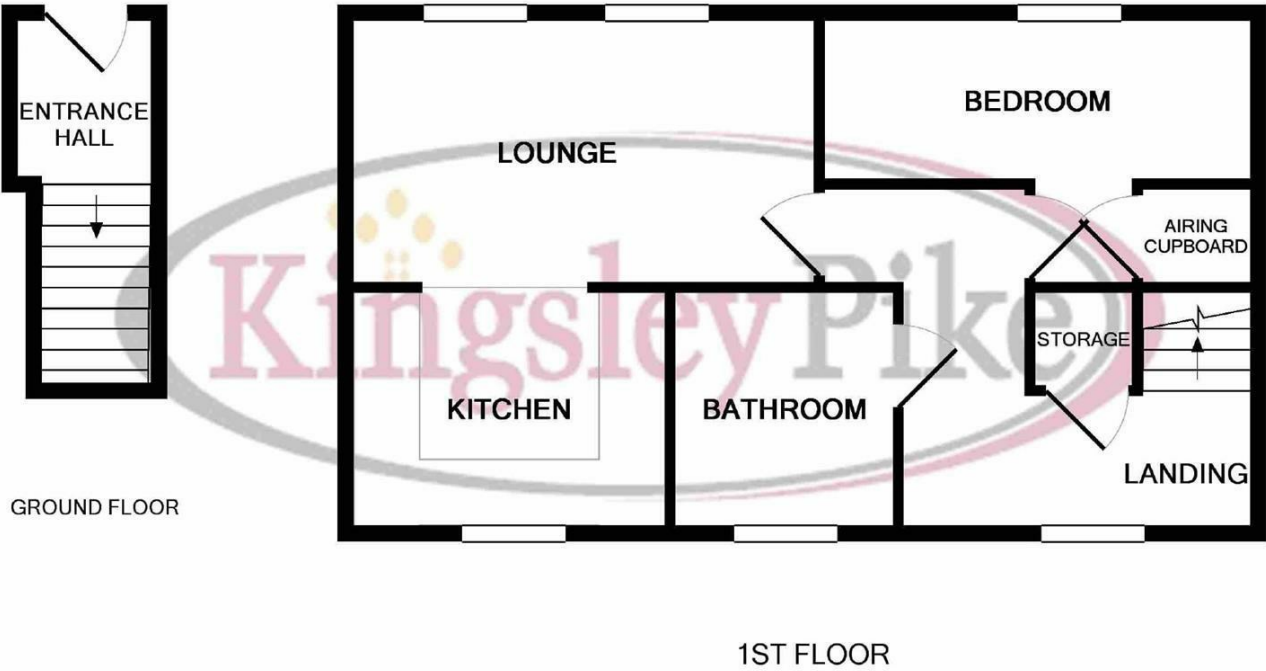
## **Viewing**

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

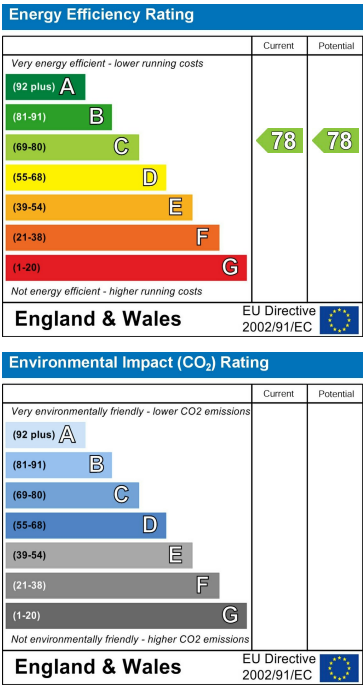


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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