84 Rudman Park, Chippenham, SN15 1NB

£165,000

GARAGE - PARKING SPACE - NEWLY CARPETED - NEWLY DECORATED - VACANT - NO CHAIN - Situated moments from the Town Centre and Mainline Train Station, a newly decorated and recarpeted one bedroom Coach House with its own front door. 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.

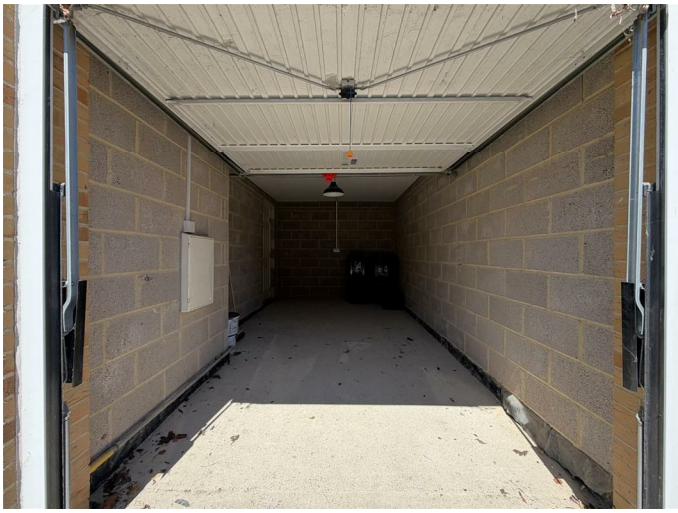
Bedroom 12'03" x 8'01" (3.73 x 2.46)

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 Annual ground rent £312.58. Confirmation/verification of the tenure has been requested. Please consult us for further details.

Viewing

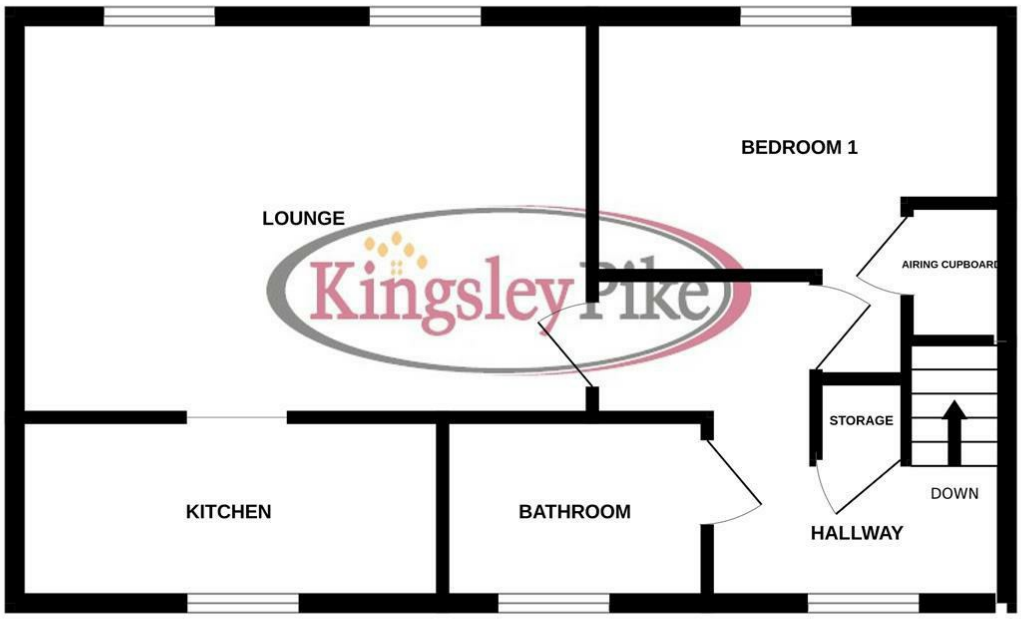
By prior arrangement through Kingsley Pike Estate Agents. Telephone 01249 464844.

Opening Times

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

Floor Plan

GROUND FLOOR



ONE BEDROOM COACH HOUSE

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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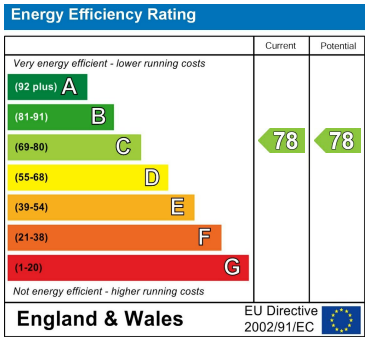
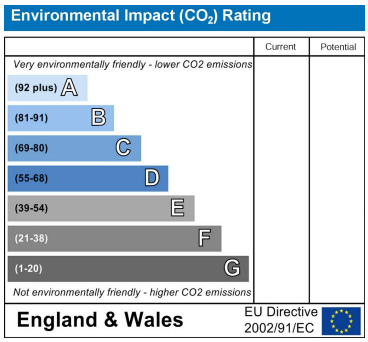
Area Map

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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