





📍 10 Rudman Park, Chippenham, Wiltshire, SN15 1NB

📄 Auction Guide £95,000

- For Sale by Online Auction
- Thursday 3rd April 2025
- Lot 19
- Guide Price £95,000+

🏠 Leasehold

🏠 EPC Rating C



LOT 19  
FOR SALE BY ONLINE AUCTION  
THURSDAY 3rd APRIL 2025  
GUIDE PRICE £95,000+

A modern 2 bedroom purpose built ground floor flat within walking distance of the town centre and mainline railway station. Ideal investment or first time buy.

Chippenham has a wide range of amenities to include High Street retailers plus supermarkets and retail parks and, in addition, there is a leisure centre with indoor swimming pool, library, cinema and public parks. Chippenham also benefits excellent schooling with numerous primary and three highly sought after secondary schools. For those wishing to commute there is also a regular main line rail service from Chippenham station to London (Paddington) and the west country and the M4 motorway is easily accessed via Junction 17 a few miles north of the town.

The accommodation comprises; entrance hall, kitchen, living/dining room, principal bedroom with en-suite, second bedroom and a bathroom. The property has gas central heating and double glazing. Garage with power and light.

Potential rental income of about £950pcm which equates to about £11,400pa.

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Joint Auctioneer  
Tom Alford  
House Group  
tom@thehouse-group.com

#### **Situation & Description**

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#### **Viewings**

To arrange a viewing, contact: Chippenham office on 01249 652717

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





## Floor Plan

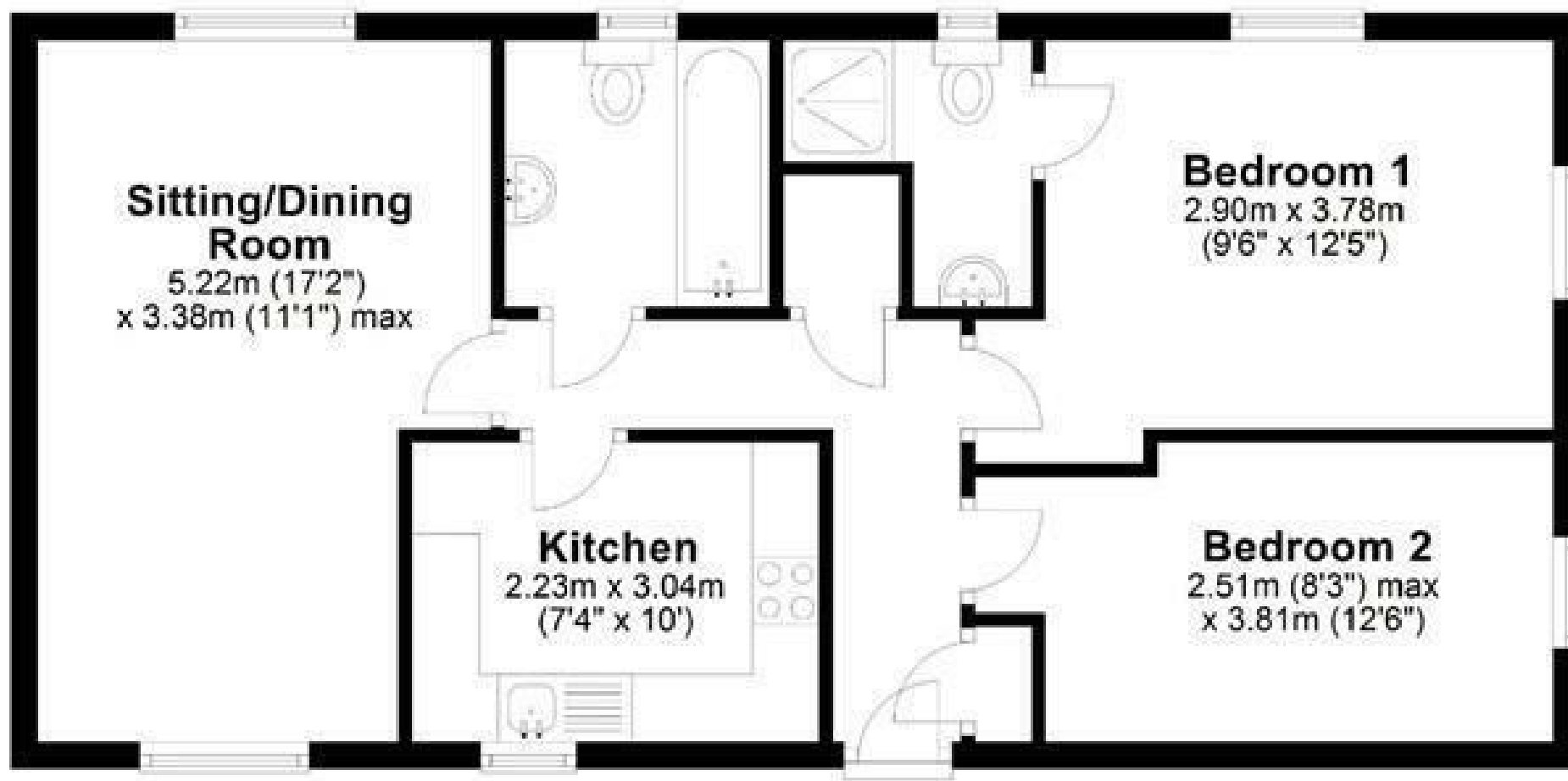


Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

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