



Tharp Way, Chippenham, CB7 5QG

**CHEFFINS**



## Tharp Way

Chippenham,  
CB7 5QG

A 2 bedroom semi-detached house standing in an established residential development. The property benefits from a modern fitted kitchen, a sitting/dining room and a double glazed conservatory, two bedrooms, first floor bathroom, a garage, off-road parking and an enclosed rear garden. EPC: D, Council Tax Band: B.

### LOCATION

CHIPPENHAM is a small village located approximately 18 miles from Cambridge, 4 miles from Newmarket, 14 miles from Bury St Edmunds and 11 miles from Ely. The village has a range of facilities and activities including St Peter's Church, tennis and cricket clubs and a public house. Primary schooling is available in the nearby villages of Fordham and Kennett with a range of nurseries, middle and secondary education in Newmarket. Just outside the village is La Hogue Farm shop and cafe.

2 1 2

£1,150 PCM





## ENTRANCE HALL

with part glazed uPVC double glazed entrance door, parquet wood block flooring, stairs leading to first floor, under stairs storage cupboard, electric radiator.

## KITCHEN

with a range of fitted units comprising stainless steel sink unit and drainer with mixer tap, fitted base and wall mounted units, worktops and tiled splashbacks, integrated Hotpoint electric oven and grill, 4-ring ceramic hob and stainless steel chimney style extractor hood, space and plumbing for washing machine, tiled flooring, window to front aspect.

## SITTING / DINING ROOM

with under stairs storage cupboard, electric radiator, double glazed sliding patio door leading to:

## CONSERVATORY

uPVC double glazed with tiled flooring, glazed door leading to rear garden.

## FIRST FLOOR

### LANDING

with airing cupboard with cylinder and immersion, window to side aspect.

### BEDROOM 1

with built in cupboard with shelving, electric panel heater, window to front aspect.

### BEDROOM 2

with electric panel heater, window to rear aspect.

### BATHROOM

with white suite comprising a panelled bath with separate shower over, pedestal hand basin and low level WC, tiled walls and tiled flooring, wall mounted electric fan heater, window to rear aspect.

### OUTSIDE

To the front of the property is a block paved parking area and a long driveway with parking for several vehicles leading to a:

### GARAGE

with metal up and over door, light and power. A gated side access leads to an:

### ENCLOSED REAR GARDEN

part paved and with shingle.

### Letting Agents Notes

Deposit - £1326.00

Holding Deposit - £265.00

EPC - D

Council Tax - B

Square Footage - 570.487

For more information on this property please refer to the Material Information brochure on our Website.



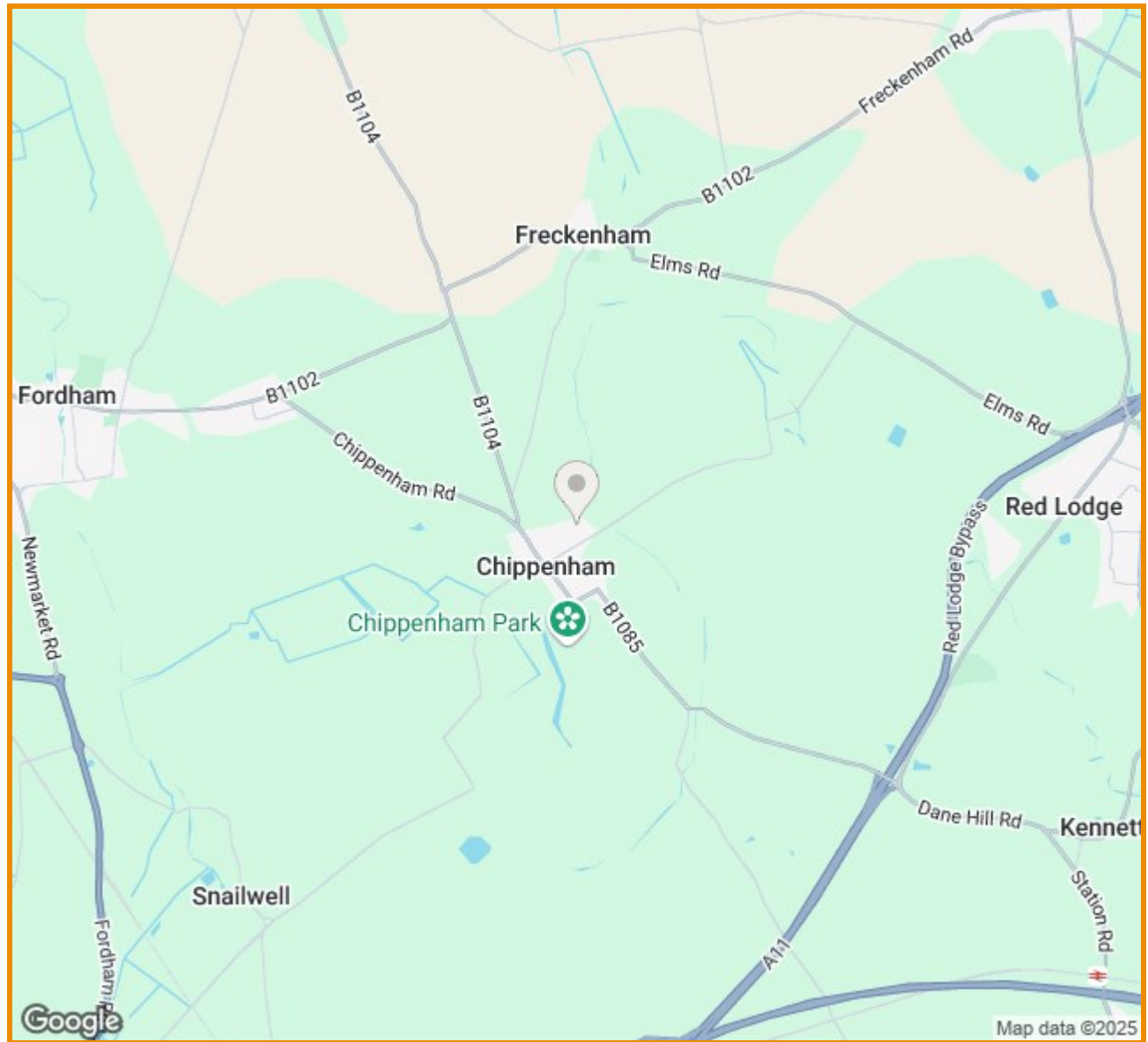


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£1,150 PCM

Council Tax Band - B

Local Authority - East Cambs Council



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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