



Tharp Way, Chippenham, CB7 5QG

CHEFFINS

Tharp Way

Chippenham,
CB7 5QG

Extended two bedroom semi detached house situated in a quiet cul de sac location in the sought after village of Chippenham. The property is presented to a high standard and benefits from NO ONWARD CHAIN.

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 Margaret'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. The village is centered around Chippenham Park, a family run estate and prestigious wedding venue which also has garden open days and tea rooms. The village is also home to Chippenham Fen National Nature Reserve. Just outside the village is La Hogue Farm shop and cafe.

2 1 2

Offers In Excess Of £240,000





GROUND FLOOR

ENTRANCE HALL

Entrance door to the front, staircase rising to the first floor, wooden flooring and door to:

LIVING ROOM

Window to the front aspect with built-in shutter blinds, wooden flooring and door to:

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units with work surface over and tiled splashbacks, stainless steel sink, space and plumbing for appliances, understairs storage cupboard, wooden flooring and window to the side aspect. Opening to:

DINING ROOM

Space and plumbing for appliances, wooden flooring, windows to the rear aspect and door to the side aspect.

FIRST FLOOR

LANDING

Access to the loft space and doors to adjoining rooms.

BEDROOM 1

Window to the front aspect and built-in storage cupboard.

BEDROOM 2

Window to the rear aspect and built-in bedroom furniture.

BATHROOM

Suite comprising panelled bath with shower over, pedestal wash basin, low level WC, part tiled walls, laminate flooring and window to the rear aspect.

OUTSIDE

To the front of the property the garden is laid to shingle with off-road parking and a block paved pathway. There is gated side access to the rear garden which has a raised artificial lawn with brick fascia and an Indian sandstone terrace, enclosed by timber fencing.



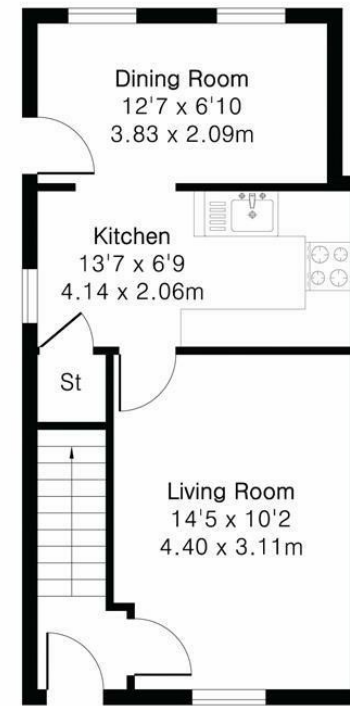
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	54		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Offers In Excess Of £240,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – East Cambridgeshire

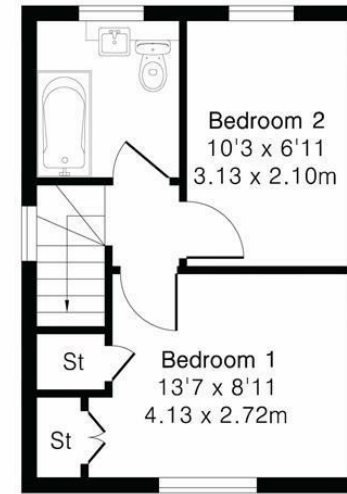
Approximate Gross Internal Area 653 sq ft - 61 sq m

Ground Floor Area 384 sq ft – 36 sq m

First Floor Area 269 sq ft – 25 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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.

